

Return To:
Town of Montville
310 Norwich-New London Turnpike
Uncasville, CT 06382

WARRANTY DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, THAT, WATCH HILL BUILDERS, LLC, a Connecticut limited liability company with an office and place of business at 183 Quarry Road in the Town of Milford, County of New Haven and State of Connecticut, for good and valuable considerations received to its full satisfaction of the TOWN OF MONTVILLE, a municipal corporation with an office and principal place of business at 310 Norwich-New London Turnpike, in the Town of Montville, County of New London and State of Connecticut does give, grant, bargain, sell and confirm unto the said **TOWN OF MONTVILLE**:

A certain strip or parcel of land, together with improvements thereon, situated on the northeasterly side of Old Colchester Road in the Town of Montville, County of New London and State of Connecticut and being more particularly shown and designated as “Land N/F Watch Hill Builders To Be Conveyed To The Town Of Montville Area = 13,098 S.F. (0.30 AC.)” on a certain map or plan entitled “Property and Topographic Survey Pine Grove Subdivision Prepared For D’Amato Brothers Builders Old Colchester Road Montville, Connecticut Date: 07/28/2023 Scale: 1” = 100’ Sheet: 3 of 8 Dwg. No.: 1 Bennett & Smilas Associates, Inc. 415 Killingworth Road, P.O. Box 241 Higganum, Connecticut 06441 (860) 345-4553 Fax (860) 345-3858” which premises is more particularly bounded and described as follows:

Beginning at a point in the existing northeasterly streetline of Old Colchester Road at the southwesterly corner of the herein described tract and on the dividing line between the herein described tract and land now or formerly of Brian Quinn, Nicole Quinn, John Butler & Patricia Butler as shown on the above referenced plan; thence running North 53°25’42” East for a distance of 10.11 feet bounded southeasterly by said Quinn and Butler land to a point; thence running along the arc of a curve to the right with a radius of 9,465.00 feet, a central angle of 01°19’27.72” for a distance of 218.78 feet to a monument to be set; thence running North 22°42’19” West for a distance of 35.80 feet to an iron pin to be set, the last two (2) courses being bounded northeasterly by Lot 6 as shown on the above referenced plan; thence continuing North 22°42’19” West for a distance of 160.01 feet to a monument to be set; thence running along the arc of a curve to the left with a radius of 635.00 feet for a distance of 59.74 feet to an iron pin to be set, the last two (2) courses being bounded northeasterly by Lot 5 as shown on the above referenced plan; thence running along the arc of a curve to the left with a radius of 635.00 feet for a distance of 25.01 feet bounded northeasterly by Lot 4 as shown on the above referenced plan to an iron pin to be set; thence running along the arc of a curve to the left with a radius of 635.00 feet for a distance of 25.01 feet bounded northeasterly by Lot 3 as shown on the above referenced plan to an iron pin to be set; thence running along the arc of a curve to the left with a radius of 635.00 feet, for a distance of 200.00 feet bounded northeasterly by Lot 2 as shown on the above referenced plan to a monument to be set; thence running North 50°39’18” West for a distance of 222.45 feet bounded northeasterly by Lot 1 as shown on the above referenced plan to

Z:\Watch Hill Builders, LLC\Pine Grove Subdivision\Subdivision\WD (Road Widening Strip).doc

an iron pin to be set in a stone wall; thence running South 26°38'31" West for a distance of 14.31 feet bounded northwesterly by land now or formerly of the Town of Montville as shown on the above referenced plan to a point in the existing northeasterly streetline of Old Colchester Road; thence running in an easterly and southeasterly direction along the existing northerly and northeasterly streetline of Old Colchester Road and in part along the face of a stone wall for a distance of 942 feet, more or less, to the point and place of beginning.

Said premises is conveyed subject to easements, restrictions and agreements as of record appear, building and building line restrictions, any and all provisions of municipal ordinances including planning, zoning and inland wetland regulations of the Town of Montville, Connecticut, public or private law, and taxes to the Town of Montville, Connecticut on the List of October 1, 2022 and thereafter coming due.

Reference is hereby made to a deed to Watch Hill Builders, LLC recorded in Volume 684, Page 1135 of the Montville Land Records.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto it the said grantee, and unto its successors and assigns forever, to it and their own proper use and behoof.

AND ALSO, it, the said grantor, does for itself and its successors and assigns, covenant with the said grantee, and with its successors and assigns, that at and until the ensembling of these presents, it is well seized of the premises, as a good indefeasible estate in FEE SIMPLE, and has good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever, except as hereinbefore mentioned.

AND FURTHERMORE, it, the said grantor, does by these presents bind itself and its successors and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to it, the said grantee, and to its successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

IN WITNESS WHEREOF, Watch Hill Builders, LLC, acting herein by John C. D'Amato, Jr., its Member, has hereunto set its hand and seal this _____ day of _____, 2023.

Signed, Sealed and Delivered
in the Presence of:

WATCH HILL BUILDERS, LLC

By: _____ (L.S.)
John C. D'Amato, Jr., its Member

STATE OF CONNECTICUT)
) ss: Montville
COUNTY OF NEW LONDON)

On this the ____ day of _____, 2023, before me, the undersigned officer, personally appeared John C. D’Amato, Jr., who acknowledged himself to be a Member of Watch Hill Builders, LLC, a limited liability company, hereunto duly authorized, signer and sealer of the foregoing instrument and acknowledged the execution of the foregoing instrument to be his free act and deed, as Member aforesaid, and the free act and deed of Watch Hill Builders, LLC.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Harry B. Heller
Commissioner of the Superior Court

Latest Address of the Grantee
310 Norwich-New London Turnpike
Uncasville, CT 06382