

Return To:
Cricket's Corner LLC
Attn: Mr. Roger L. Phillips
1650 Route 85
Oakdale, CT 06370

WARRANTY DEED

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

KNOW YE, THAT I, TERRY L. KONRAD, of the Town of East Haddam, County of Middlesex and State of Connecticut, for good and valuable considerations received to my full satisfaction of CRICKET'S CORNER LLC, a Connecticut limited liability company with an office and principal place of business at 1650 Route 85 in the Town of Montville, County of New London and State of Connecticut do give, grant, bargain, sell and confirm unto the said **CRICKET'S CORNER LLC**:

A certain tract or parcel of land, together with the improvements thereon, if any, situated on the northeasterly side of Connecticut Route 85 and the southwesterly side of Chesterfield Road in the Town of Montville, County of New London and State of Connecticut and being more particularly shown on a certain map or plan entitled "Improvement Location & Topographic Survey 'Existing Conditions' Prepared For Cricket's Corner, LLC 1645 Route 85 & 879 Chesterfield Road – Montville, Connecticut Scale: 1" = 40' Date: February 2025 Job I.D. No. 24-3432 Sheet Nos. 2/13 and 3/13 Boundaries LLC 179 Pachaug River Drive, Griswold, CT 06351 T 860.376.2006/ www.boundariesllc.net" which premises is more particularly bounded and described as follows:

Beginning at a point in the northeasterly line of Connecticut Route 85 at a westerly corner of the herein described tract and on the dividing line between the herein described tract and land now or formerly of 1647 Route 85 Chesterfield, LLC as shown on the above referenced plan; thence running North 38°04'50" East for a distance of 312.81 feet bounded northwesterly by land now or formerly of 1647 Route 85 Chesterfield, LLC as shown on the above referenced plan to the centerline of a stone wall; thence running South 68°12'50" East for a distance of 61.89 feet along the centerline of a stone wall to a drill hole set at a stone wall corner; thence running North 18°54'56" East for a distance of 23.69 feet along the centerline of a stone wall to a drill hole recovered in a stone wall corner; thence running North 15°27'34" East for a distance of 56.75 feet along the centerline of a stone wall to an angle in said stone wall; thence running North 11°07'38" East for a distance of 12.75 feet along the centerline of a stone wall to an angle in said stone wall; thence running North 16°04'37" East for a distance of 70.65 feet in part along the centerline of a stone wall to a point; thence running North 11°23'37" East for a distance of 47.83 feet, in part along the centerline of a stone wall, to an angle in said stone wall; thence running North 16°25'59" East for a distance of 61.79 feet along the centerline of a stone wall to a drill hole recovered in a stone wall corner; thence running North 16°07'49" East for a distance of 86.32 feet along the centerline of a stone wall to an angle in said stone wall; thence running North 14°53'06" East for a distance of 150.54 feet along the centerline of a stone wall to a drill hole recovered at an angle in said stone wall; thence running North 71°07'29" East for a distance of 114.25 feet along the centerline of a stone wall to a drill hole recovered at a stone wall corner; thence running North

69°35'03" East for a distance of 53.22 feet, in part along the centerline of a stone wall, to an angle in said stone wall; thence running North 70°16'54" East for a distance of 130.20 feet along the centerline of a stone wall to a drill hole recovered at a stone wall corner; thence running North 69°45'45" East for a distance of 115.55 feet to a 30" oak tree with wire; thence running North 73°05'53" East for a distance of 197.41 feet to a ¾" iron rod recovered, the last fourteen (14) courses being bounded by land now or formerly of James P. Espinosa as shown on the above referenced plan; thence running South 18°07'26" West for a distance of 416.03 feet to a ¾" iron rod recovered; thence running South 08°28'19" West for a distance of 294.62 feet to a ¾" iron rod recovered; thence running South 61°11' East for a distance of 201.1 feet, more or less, to an angle point; thence running South 21°15' East for a distance of 193 feet, more or less, to an angle point; thence running South 03°27' West for a distance of 358.6 feet, more or less, to an angle point; thence running South 08°16' East for a distance of 86.2 feet, more or less, to an angle point; thence running South 30°11' East for a distance of 169.4 feet, more or less, to a point in the southwesterly line of Chesterfield Road, the last seven (7) courses being bounded by land now or formerly of Andrew Harry as shown on the above referenced plan; thence running along the arc of a curve to the right with a radius of 750.00 feet for a distance of 113.0 feet, more or less, bounded northeasterly by Chesterfield Road to a point; thence running North 11°41' West for a distance of 65.1 feet, more or less, to a point; thence running North 11°41' West for a distance of 26.9 feet, more or less, to a point, the last two (2) courses being bounded southwesterly by land now or formerly of James Kemnitz as shown on the above referenced plan; thence running North 25°11' West for a distance of 71.2 feet, more or less, bounded southwesterly by land now or formerly of Richard Cullen and Elyssa D. Cullen as shown on the above referenced plan to an angle point; thence running North 05°56' West for a distance of 88.5 feet, more or less, to an angle point; thence running North 10°53' West for a distance of 49.7 feet, more or less, to an angle point; thence running North 37°46' West for a distance of 130.1 feet, more or less, to an angle point; thence running North 39°44' West for a distance of 88.2 feet, more or less, to a 1" iron pipe recovered at the end of a stone wall, the last four (4) courses being bounded southwesterly by land now or formerly of Alanson Cummings as shown on the above referenced plan; thence running North 38°19'58" West for a distance of 51.33 feet along the centerline of a stone wall to an angle in said stone wall; thence running North 42°23'15" West for a distance of 61.51 feet along the centerline of a stone wall to an angle in said stone wall; thence running North 35°46'06" West for a distance of 89.12 feet along the centerline of a stone wall to a 1" iron pipe recovered at a stone wall corner; thence running South 42°14'24" West for a distance of 53.20 feet along the centerline of a stone wall to an angle in said stone wall; thence running South 40°09'09" West for a distance of 85.06 feet along the centerline of a stone wall to an angle in said stone wall; thence running South 44°16'14" West for a distance of 34.53 feet along the centerline of a stone wall to an angle in said stone wall; thence running South 40°21'30" West for a distance of 82.59 feet along the centerline of a stone wall to an angle in said stone wall; thence running South 47°33'30" West for a distance of 23.93 feet along the centerline of a stone wall to an angle in said stone wall; thence running South 36°31'56" West for a distance of 49.89 feet along the centerline of a stone wall to an angle in said stone wall; thence running South 37°01'26" West for a distance of 68.73 feet along the centerline of a stone wall to an angle in said stone wall; thence running South 32°08'36" West for a distance of 29.09 feet along the centerline of a stone wall to a point in the northeasterly monumented highway line of Connecticut Route 85, the last eleven (11) courses being bounded by land now or formerly of Lorraine J. Mayer as shown on the above referenced plan; thence

running North 45°25'06" West for a distance of 490.88 feet along the northeasterly monumented highway line of Connecticut Route 85 to a Connecticut Highway Department monument with cross recovered; thence running North 45°18'36" West for a distance of 142.63 feet along the northeasterly monumented highway line of Connecticut Route 85 to the point and place of beginning, the last two (2) courses being bounded southwesterly by Connecticut Route 85.

Said premises is conveyed subject to the following:

1. Any and all provisions of municipal ordinances and public or private law.
2. Taxes to the Town of Montville, Connecticut on the List of October 1, 2024, not yet due and payable.
3. A Drainage Easement in favor of the Town of Montville dated May 27, 1986 and recorded in Volume 180, Page 829 of the Montville Land Records.
4. An Electric Distribution Easement in favor of The Connecticut Light and Power Company dated May 2, 1994 and recorded in Volume 267, Page 631 of the Montville Land Records.
5. A Notice of Lease between Robert Michaels (as Lessor) and Out Front Media LLC (as Lessee) dated September 27, 2019 and recorded in Volume 649, Page 660 of the Montville Land Records.
6. Rights of others in and to the "Cemetery Lot" located in the southwesterly corner of the herein described premises.

THE PURPOSE AND INTENT OF THIS DEED AND A DEED RECORDED IMMEDIATELY PRIOR HERETO IN THE MONTVILLE, CONNECTICUT LAND RECORDS FROM THE GRANTEE HEREIN TO THE GRANTOR HEREIN IS TO COMBINE INTO ONE (1) SINGULAR TRACT OR PARCEL OF LAND THOSE TWO (2) CERTAIN TRACTS OR PARCELS OF LAND CONVEYED BY THE GRANTEE HEREIN TO THE GRANTOR HEREIN IN THE DEED RECORDED IMMEDIATELY PRIOR HERETO IN THE MONTVILLE, CONNECTICUT 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 its and their own proper use and behoof.

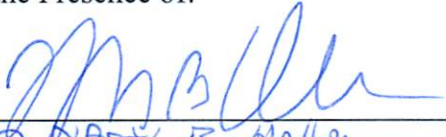
AND ALSO, I, the said grantor, do for myself, my heirs, executors, administrators and assigns, covenant with the said grantee, and with its successors and assigns, that at and until the ensembling of these presents, I am well seized of the premises, as a good indefeasible estate in FEE SIMPLE, and have 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.


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AND FURTHERMORE, I, the said grantor, do by these presents bind myself, and my heirs, executors, administrators 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, I, Terry L. Konrad have hereunto set my hand and seal this 10th day of February, 2025.

Signed, Sealed and Delivered
in the Presence of:



Harry B. Heller


Rachel M. Belardo

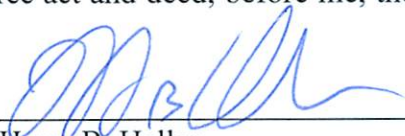


Terry L. Konrad (L.S.)

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

February 10, 2025

Personally appeared, Terry L. Konrad, signer and sealer of the foregoing instrument and acknowledged the execution of the same to be her free act and deed, before me, the undersigned officer.



Harry B. Heller
Commissioner of the Superior Court

Latest Address of the Grantee
1650 Route 85
Oakdale, CT 06370