

A certain tract or parcel of land, together with the buildings and all other improvements thereon, situated on the southeasterly side of Meeting House Lane in the Town of Montville, County of New London and State of Connecticut and being more particularly shown as "Proposed Lot 050-0B3" on a certain map or plan entitled "Resubdivision Plan Prepared For Robert A. Tringe & Judith M. Tringe #167 Meetinghouse Lane Montville, Connecticut Boundary & Lot Layout Project No. 24-111 Drawn By: R.A.D. Date: 10/2/24 Scale: 1" = 80' Sheet 2 of 3 Advanced Surveys, LLC. 60 Terry Road, Griswold, CT 06351 Phone – (860) 639-8928" which premises is more particularly bounded and described as follows:

Beginning at an iron pin or drill hole to be set in the southeasterly line of Meeting House Lane at the westerly corner of the herein described tract and on the dividing line between the herein described tract and land now or formerly of Bruce E. Williams and Tiffany E. Williams as shown on the above referenced plan; thence running North $50^{\circ}14'22''$ East for a distance of 200.00 feet to a monument to be set; thence running North $52^{\circ}05'09''$ East for a distance of 148.31 feet to a monument to be set, the last two (2) courses being along the assumed southeasterly streetline of Meeting House Lane as shown on the above referenced plan; thence running South $34^{\circ}06'24''$ East for a distance of 415.98 feet bounded northeasterly by Proposed Lot 050-0B4 as shown on the above referenced plan to an iron pin or drill hole to be set in a stone wall; thence running South $36^{\circ}03'29''$ West for a distance of 84.39 feet along the centerline of a stone wall to an angle in said stone wall; thence running South $35^{\circ}40'31''$ West for a distance of 49.66 feet along the centerline of a stone wall to a drill hole recovered in said stone wall, the last two (2) courses being bounded southeasterly by land now or formerly of Craig C. Holmes as shown on the above referenced plan; thence running North $61^{\circ}11'25''$ West for a distance of 485.46 feet bounded southwesterly by land now or formerly of Bruce E. Williams and Tiffany E. Williams to the iron pin or drill hole to be set at 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, 2024 and thereafter coming due.

Reference is hereby made to a Warranty Deed from Susan D. Millovitch to Robert A. Tringe and Judith M. Tringe recorded in Volume 332, Page 715 of the Montville Land Records.