

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 050-0B4" 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 a monument to be set in the southeasterly line of Meeting House Lane at the southwesterly corner of the herein described tract and on the dividing line between the herein described tract and Proposed Lot 050-0B3 as shown on the above referenced plan; thence running North 60°59'54" East for a distance of 233.15 feet bounded northwesterly by the assumed southeasterly streetline of Meeting House Lane as shown on the above referenced plan to a monument to be set; thence running South 48°55'13" East for a distance of 200.00 feet to an iron pin to be set; thence running South 19°29'15" East for a distance of 113.71 feet to a drill hole set at a stone wall corner, the last two (2) courses being bounded northeasterly by Existing Lot 50-B as shown on the above referenced plan; thence running South 36°03'29" West for a distance of 270.72 feet along the centerline of a stone wall bounded southeasterly by land now or formerly of Craig C. Holmes to an iron pin or drill hole to be set in said stone wall; thence running North 34°06'24" West for a distance of 415.98 feet bounded southwesterly by Proposed Lot 050-0B3 as shown on the above referenced plan to the monument 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 and zoning 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.