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BK 649 PG 942-945

AFTER RECORDING, RETURN TO

Edwin C. Higgins, III
 Bachand, Longo & Higgins
 P.O. Box 528
 168 Main Street
 Putnam, Connecticut 06260

**SPECIAL WARRANTY DEED**

TARRAGON CORPORATION, a Nevada corporation (the "Grantor"), having an address at 192 Lexington Avenue, Suite 901, New York, NY 10016, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash and other good and valuable considerations to Grantor in hand paid by **ZACHARY FRANCIS CASH** (the "Grantee"), having an address at 19 Lloyd Rd, Waterford, Connecticut 06385, the receipt and sufficiency of which are hereby acknowledged and confessed, has hereinafter set forth, GRANTED, SOLD and CONVEYED and by these presents does GRANT, SELL and CONVEY unto said Grantee, that certain tract of land, as more particularly described in Exhibit A attached to and made part hereof for all purposes (the "Property").

This conveyance is made, executed, and delivered by Grantor subject to all matters of record, without reimposing any such matters (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the above described premises unto Grantee, its successors and assigns, and Grantor does bind itself and its successors, subject to the matters set forth in this deed, to WARRANT AND FOREVER DEFEND, all and singular, the said premises unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

EXECUTED this 29th day of October, 2019.

GRANTOR:

TARRAGON CORPORATION, a Nevada corporation

By: 

Name: William S. Friedman

Title: CEO

ACKNOWLEDGEMENT

STATE OF NEW YORK §

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COUNTY OF NEW YORK §

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This instrument was acknowledged before me on the 28th day of October, 2019 by William S. Friedman, as CEO of Tarragon Corporation, a Nevada corporation, on behalf of such corporation.




 Notary Public, State of New York

Conveyance Tax Collected
\$937.50 State \$312.50 Town

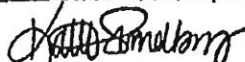

 Town Clerk of Montville

EXHIBIT A

Legal Description

A certain tract or parcel of land situated in the Town of Montville, County of New London, State of Connecticut being bounded and described as follows:

Beginning at a point on the northerly line of Chesterfield Road, said point marking the southeasterly corner of land now or formerly of Robert & Pamela Howard and the southwesterly corner of the herein described parcel and running thence

N 1° 55' W a distance of 2391.5 feet to land now or formerly of Michael, Jr. & Marian Brycki, Trustees; thence

S 76° 17' E a distance of 653.3 feet partly along a stone wall to a drill hole, bounded northerly by said Brycki; thence

S 78° 52' E a distance of 150.1 feet along a stone wall to a drill hole, bounded northerly by land now or formerly of Christine Job; thence

S 77° 21' E a distance of 150.2 feet partly along a stone wall to a drill hole, bounded northerly by land now or formerly of Frances Ponton; thence

S 78° 12' E a distance of 261.6 feet along remains of a wire fence to an iron pin, bounded northerly by land now or formerly of Joseph Ross; thence

S 79° 16' E a distance of 228.8 feet along remains of said fence to a tree, bounded northerly by land now or formerly of Charles & Diane Williams; thence

S 77° 12' E a distance of 128.4 feet along remains of said fence to a point, bounded northerly by land now or formerly of Jonathan & Heather Swift; thence

N 84° 03' E a distance of 12.1 feet along a stone wall to a point, bounded northerly by said Swift; thence

S 83° 36' E a distance of 54.5 feet along said wall to a point, bounded northerly by said Swift and land now or formerly of Tadeusz, Jr. & Charlene Kopij, in part by each; thence

S 68° 25' E a distance of 62.0 feet along said wall to a point, bounded northerly by said Kopij; thence

S 87° 19' E a distance of 128.9 feet along remains of a wire fence to a tree, bounded northerly by said Kopij and land now or formerly of Dwight Jones, Jr. & Erika Swan, in part by each; thence

S 79° 36' E a distance of 85.8 feet along said remains of fence to a tree; thence

S 63° 48' E a distance of 36.0 feet along said fence to a tree, these last two courses bounded northerly by said Jones & Swan; thence

S 86° 04' E a distance of 61.1 feet along said fence to a point, bounded northerly by said Jones & Swan and Ortega Drive, in part of each; thence

N 82° 29' E a distance of 43.9 feet to a point, bounded northerly by Ortega Drive; thence

S 68° 04' E a distance of 132.1 feet along remains of a wire fence to a tree; thence

S 77° 02' E a distance of 82.0 feet along said fence to a point; thence

S 80° 46' E a distance of 121.1 feet along said fence to a tree; thence

S 82° 58' E a distance of 78.9 feet along said fence to a tree; thence

S 75° 32' E a distance of 86.4 feet along said fence to a point, these last five courses bounded northerly by land now or formerly of Cynthia Santacroce; thence

S 1° 38' W a distance of 815.9 feet to a point on the northerly line of Chesterfield Road, bounded easterly by land now or formerly of the Connecticut Light & Power Co.; thence

S 83° 54' W a distance of 198.8 feet to a point; thence

S 75° 51' W a distance of 211.2 feet to a point, these last two courses running by and along the northerly line of Chesterfield Road; thence

N 15° 11' W a distance of 250.0 feet to a point; thence

S 75° 11' W a distance of 200.0 feet to a point; thence

S 15° 11' E a distance of 250.0 feet to a point on the northerly line of Chesterfield Road, these last three courses bounded westerly, southerly and easterly by land now or formerly of Nancy Hubbert; thence

S 75° 51' W a distance of 110.0 feet to a point; thence

S 71° 19' W a distance of 90.0 feet to an iron pin, these last two courses running by and along the northerly line of Chesterfield Road; thence

N 15° 11' W a distance of 287.0 feet to an iron pin, bounded westerly by land now or formerly of Juan & Tara Falcon and land now or formerly of Nancy Clark, in part by each; thence

N 0° 48' E a distance of 805.3 feet to an iron pin; thence

N 78° 08' W a distance of 1000.0 feet to an iron pin; thence

S 16° 05' E a distance of 905.0 feet to a drill hole at a stone wall corner; thence

S 19° 21' E a distance of 2.9 feet to a drill hole; thence

S 16° 11' E a distance of 96.7 feet along said wall to a point; thence

S 18° 17' E a distance of 143.4 feet along said wall to a point, these last six courses bounded westerly, southerly and easterly by land now or formerly of Michael & Terri Desautels; thence

S 14° 27' E a distance of 119.2 feet along said wall to a point; thence

S 12° 22' E a distance of 49.9 feet along said wall to a point; thence

S 9° 30' E a distance of 181.7 feet along said wall to a point, these last three courses bounded easterly by land now or formerly of CIL Realty Inc.; thence

S 81° 57' W a distance of 133.6 feet to a point; thence

Southeasterly along the arc of a curve to the left having a radius of 340.8 feet a distance of 40.4 feet to a point; thence

S 29° 43' E a distance of 80.2 feet to a point of curve to the left having a radius of 20.0 feet; thence

Easterly along the arc of said curve a distance of 30.9 feet to a point on the northerly line of Chesterfield Road, these last four courses bounded southerly, northeasterly and northerly by land now or formerly of Anita Delacruz; thence

S 61° 46' W a distance of 42.4 feet to a point; thence

S 59° 33' W a distance of 46.9 feet to a point of curve to the left having a radius of 20.0 feet, these last two courses running by and along the northerly line of Chesterfield Road; thence

Northerly along the arc of said curve a distance of 31.7 feet to a point; thence

N 29° 43' W a distance of 79.2 feet to a point of curve to the right having a radius of 390.8 feet; thence

Northerly along the arc of said curve a distance of 112.0 feet to a point, these last three courses bounded northwesterly and westerly by land now or formerly of Kimberly & Christopher Hinkelman; thence

S 59° 49' W a distance of 312.5 feet to a point, bounded southeasterly by land of said Hinkelman and land now or formerly of Frank & Anjanette Angelus, in part by each; thence

N 78° 15' W a distance of 26.3 feet to an iron pin, bounded southerly by land now or formerly of Thomas & Diane Nazarko; thence

N 88° 05' W a distance of 300.0 feet to an iron pin, bounded southerly by land of said Nazarko and land now or formerly of Edward & Robyn Smiarowski, in part by each; thence

S 1° 55' W a distance of 300.0 feet to an iron pin; thence

N 59° 16' E a distance of 229.4 feet to an iron pin; thence

S 23° 54' E a distance of 145.0 feet to an iron pin on the northerly line of Chesterfield Road, these last three courses bounded easterly, northwesterly and northeasterly by land of said Smiarowski; thence

S 55° 27' W a distance of 185.0 feet to a point; thence

S 66° 04' W a distance of 209.0 feet to a point; thence

S 73° 38' W a distance of 229.0 feet to the point of beginning, these last three courses running by and along the northwesterly line of Chesterfield Road.

Containing 58.4 more or less, acres.

Subject to a pole line right of way as depicted on a plan entitled "Pole Line R/W off Chesterfield Road – MTV, AECO Development Inc., The Hartford Electric Light Co., Electric Operations Department, Scale: 1 inch = 100 feet, Date February 26, 1964, No. J-64001-H" filed as map #237 in the Montville Land Records.

This description is compiled from several maps and deeds. Bearings and distances may vary from previous maps in an attempt to consolidate them into one bearing base.

Being a portion of the premises conveyed to Tarragon Corporation by Warranty Deed from Mohegan Hill Development, LLC, dated June 21, 2010, and recorded in Montville Land Records, Volume, Page 792-801.