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NEW LONDON CT
06320

1-DH-165
INSTR # 2018002139
VOL 569 PG 248
RECORDED 08/30/2018 04:16:35 PM
PATRICIA A. RILEY
TOWN CLERK LEDYARD CT
NO CONVEYANCE TAX

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT: The Town of Ledyard a municipal corporation having its territorial limits within the County of New London and State of Connecticut, hereinafter called Grantor

For consideration of, ONE HUNDRED TWENTY-FIVE THOUSAND (\$125,000.00) DOLLARS

Paid by 7 Lorenz LLC

Grants to 7 Lorenz LLC a Limited Liability Company with a mailing address of 41 Walnut Street, Hartford, CT 06120

hereinafter called Grantee(s) its successors and assigns forever the following described premises.

with WARRANTY COVENANTS

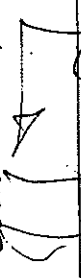
7 Lorenz Parkway, Ledyard Connecticut

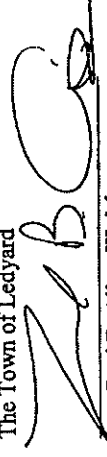
See Schedule A attached hereto and made part hereof

Subject to the provisions of any municipal ordinance or regulations, public or private law, including the planning, zoning and inland wetlands and water course regulation of the Town of Ledyard.

Subject to property taxes to the Town of Ledyard on the current list and any municipal assessments hereinafter coming due which shall be assumed by the Grantee(s).

Signed this 30th day of August, 2018


Patricia A. Riley
TOWN CLERK
By: 
Fred B. Allyn III
MAYOR

The Town of Ledyard

By: Fred B. Allyn III, Mayor

STATE OF CONNECTICUT

SS: NEW LONDON

COUNTY OF NEW LONDON

On this the 30th day of August, 2018, before me, the undersigned officer, personally appeared, Fred B. Allyn, III, known to me (or personally proven) to be the person(s) whose name(s) are/is subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained as Mayor of The Town of Ledyard.


Patricia A. Riley
Commissioner of Superior Court

RECEIVED

JAN 06 2024

Land Use Department

SCHEDULE A

A certain tract or parcel of land with the buildings and improvements thereon located on the southerly side of Lorenz Industrial Parkway in the Town of Ledyard, County of New London and State of Connecticut bounded and described as follows:

Beginning at a rebar pin on the southerly line of Lorenz Industrial Parkway at the northeast corner of the herein described parcel; thence running S 17° 38' 01" E a distance of 210.00 feet to a rebar pin; thence running S 69° 16' 25" E a distance of 194.93 feet to a monument on the westerly line of Center Groton Road; thence running southerly along Center Groton Road a distance of 304.21 feet to a rebar pin; thence running N 84° 48' 24" W a distance of 202.62 feet to a monument; thence running S 29° 25' 28" W a distance of 45.00 feet to a rebar pin; thence running N 85° 12' 04" W a distance of 175.00 feet to a monument; thence running N 04° 47' 56" E a distance of 300.00 feet to a rebar pin; thence running N 50° 12' 04" W a distance of 150.00 feet to a monument on the southerly line of Lorenz Industrial Parkway; thence easterly along the southerly line of Lorenz Industrial Parkway a distance of 251.53 feet to a monument; thence running N 72° 21' 59" E along the southerly line of Lorenz Industrial Parkway a distance of 71.70 feet to the point and place of beginning. Containing 5.033 acres. Said parcel being bounded northeasterly by land now or formerly of Todd Minor, bounded easterly by Center Groton Road, bounded southerly by land now or formerly of $\lambda/2$ Electric, Inc., bounded westerly by land now or formerly of Edward L. Lorenz and Marjorie J. Lorenz, and bounded northerly by Lorenz Industrial Parkway.

Said parcel being shown as Lot #7 on a "Plan Showing Resubdivision of Lot #7 Lorenz Subdivision" dated November 21, 1991 by Peter C. Gardner, Land Surveyor, which was approved on January 17, 1992 and filed in the office of the town clerk. Subject to a right-of-way in favor of Connecticut Light & Power Company and a drainage easement in favor of the Town of Ledyard, both as shown on said plan.

The above-described premises are subject to the following:

1. Real estate taxes that hereafter become due and payable which the Grantee herein agrees and assumes to pay.
2. Pole line Easement from James H. Cade in favor of The Southern New England Telephone Company dated 1/26/46 and recorded 12/11/46 in Volume 18 at Page 436 of the Ledyard Land Records.
3. 125-foot pole line right-of-way in favor of The Connecticut Light and Power Company as set forth in Easement dated 7/18/63 and recorded 7/25/63 in Volume 47 at Page 223; and set forth on map #140, all of the Ledyard Land Records.
4. Conditional for approval of variance set forth by the Town of Ledyard, Zoning Board of Appeals in a Notice dated 4/2/79 and recorded 4/6/79 in Volume 113 at Page 505 of the Ledyard Land Records.

5. 25-foot utility right-of-way in favor of The Connecticut Light and Power Company as set forth in Easement dated 3/12/85 and recorded 3/22/85 in Volume 142 at Page 343; and set forth on map #1137, all of the Ledyard Land Records.
6. Terms and conditions set forth in a Drainage Easement benefitting the subject property dated 4/22/85 and recorded 5/3/85 in Volume 143 at Page 280 of the Ledyard Land Records.
7. Agreement by and between The Connecticut Light and Power Company and Edward L. Lorenz dated 2/1/85 and recorded 5/15/85 in Volume 143 at Page 459 of the Ledyard Land Records. (NOTE: respecting an encroachment on the right-of-way granted in Volume 47 at Page 223)
8. Sloping and drainage easements in favor of the State of Connecticut as set forth in Deed dated 7/2/86 and recorded 7/11/86 in Volume 154 at Page 630; and set forth on map #1233, all of the Ledyard Land Records.
9. Sloping easements and 20-foot drainage right-of-way in favor of the State of Connecticut as set forth in Deed dated and recorded 11/3/86 in Volume 59 at Page 794; and set forth on map #1254, all of the Ledyard Land Records.
10. Set back lines, drainage rights and CL&P right-of-way as shown and set forth on Map entitled "Detail Layout Map Subdivision Lorenz Industrial Park Route #117 Ledyard, Conn." (Sheets 2 & 3 of 12) dated 1/31/90 and recorded 7/20/90 as map #s1608 & 1609 of the Ledyard Land Records.
11. Wetlands boundaries, drainage rights and CL&P right-of-way as shown on Map entitled "Plan Showing Resubdivision Lot 7 Lorenz Subdivision Property of Edward L. Lorenz Center Groton Road a.k.a. Connecticut State Route 117 Ledyard, Connecticut" dated 11/91 and recorded 2/25/92 as map #1696 of the Ledyard Land Records.
12. Drainage rights in favor of the Town of Ledyard as set forth in Warranty Deed dated 7/24/91 and recorded 11/9/92 in Volume 223 at Page 486 of the Ledyard Land Records.

Being the same premises conveyed to the Town of Ledyard in a Warranty Deed from Edward L. Lorenz dated August 26, 1999 and recorded August 26, 1999 in Volume 293 at Page 750 of the Ledyard Land Records.

GRAND TOTAL	NETA	RADU	REMY	YAMANT	CEMO
1	27.28-35.57	38.00	251.55	130.44	247.06
2	39.16-01.07	275.80	140.47	71.46	138.55
3	58.16-58.00	30.00	69.21	41.46	62.83
4	64.64-41.28	238.42	267.57	138.83	267.43
5	68.22-44.28	180.39	304.21	152.12	304.10

To all People to Whom these Presents shall Come, Greeting:

Know Ye, That EDWARD L. LORENZ and MARGIE J. LORENZ, both of the
Town of Ledyard, County of New London and State of Connecticut

for the consideration of

received to their full satisfaction of The TOWN OF LEDYARD, County of New London
State of Connecticut, a municipal corporation duly authorized and existing
under the laws of the State of Connecticut

do give, grant, bargain, sell and confirm unto the said

TOWN OF LEDYARD

See SCHEDULE A attached hereto and made a part hereof

SCHEDULE A

Two certain tracts or parcels of land, being the right of ways for Lorenz Industrial Parkway & Commerce Court and Lot 16 (Rokram Drive) in the Town of Ledyard, County of New London and State of Connecticut, said parcels are shown on a plan entitled "PLAN SHOWING LORENZ SUBDIVISION PROPERTY OF EDWARD L. LORENZ AND MARGIE J. LORENZ CENTER GROTON ROAD A.K.A. CONNECTICUT STATE ROUTE 117 LEDYARD, CONNECTICUT SCALE 1" = 100' MARCH 1991", said plan to be filed in the Ledyard Town Clerk's Office, said parcels bounded and described as follows:

PARCEL 1:

being the right of way for Lorenz Industrial Parkway & Commerce Court; Beginning at a D.O.T. monument in the westerly line of the Center Groton Road marking the northeasterly corner of the herein described parcel in the easterly line of Lot 1691, being land now or formerly of the Grantors as shown on said plan and thence running S 19° 14' 02" W along the westerly line of the Center Groton Road, 170.95 feet to a D.O.T. monument in said line marking the southeasterly corner of the herein described parcel and the northeasterly corner of Lot 7, being land now or formerly of the Grantors; thence running N 36° 11' 13" W along the chord of a curve to the left having a radius of 50.00 feet for an arc distance of 69.23 feet to a point; thence running N 78° 22' 00" W, 106.34 feet to a point; thence running S 86° 59' 59" W along the chord of a curve to the left having a radius of 275.00 feet for an arc distance of 140.47 feet to a point; thence running S 72° 21' 59" W, 171.70 feet to a point; thence running N 88° 55' 03" W along the chord of a curve to the right having a radius of 385.00 feet for an arc distance of 251.53 feet to a point; thence running N 70° 12' 04" W, 242.44 feet to a point; thence running S 81° 59' 59" W along the chord of a curve to the left having a radius of 150.00 feet for an arc distance of 61.78 feet to a point; thence running S 86° 12' 06" W, 116.24 feet to a point; thence running S 41° 12' 06" W along the chord of a curve to the left having a radius of 25.00 feet for an arc distance of 61.78 feet to a point; thence running S 03° 47' 54" E, 340.00 feet to a point; thence running N 59° 15' 35" W along the chord of a curve to the right having a radius of 70.00 feet for an arc distance of 304.31 feet to a point; thence running N 30° 44' 22" E along the chord of a curve to the left having a radius of 70.00 feet for an arc distance of 84.39 feet to a point; thence running N 03° 47' 54" W, 209.23 feet to a point; thence running N 48° 47' 54" W along the chord of a curve to the left having a radius of 25.00 feet for an arc distance of 39.27 feet to a point; thence running S 86° 12' 06" W, 188.43 feet to a point; thence running S 62° 34' 04" W along the chord of a curve to the left having a radius of 70.00 feet for an arc distance of 57.75 feet to a point; thence running N 03° 47' 54" W, 171.70 feet to a point; thence running N 72° 21' 59" E, 171.70 feet to a point; thence running N 86° 59' 59" E along the chord of a curve to the right having a radius of 325.00 feet for an arc distance of 166.02 feet to a point; thence running S 78° 22' 00" E, 106.34 feet to a point; thence running N 70° 14' 25" E along the chord of a curve to the left having a radius of 50.00 feet for an arc distance of 54.78 feet to a point; thence running N 38° 52' 11" E, 55.63 feet to the point and place of beginning, the last twenty seven (27) courses abutting land now or formerly of the Grantors.

The above described parcel is subject to a Right of Way in favor of the Connecticut Light and Power Company as shown on said plan.

The Grantors also convey to the Town of Ledyard the following Easements for Rights to Drain and maintain drainage structures on the following Lots as shown on said plan:

- Lot 7, a 30 foot wide Easement and also a 40 foot wide Easement.
- Lot 6, a 40 foot wide Easement.
- Lot 20, Easement as shown on plan.
- Lot 21, Easement as shown on plan.
- Lot 5, Easement as shown on plan.

PARCEL 2:

being Lot 16 (Kokram Drive) Right of Way for future extension of Road: Beginning at a point in a stonevall in the southerly line of land now or formerly of Brian J. Watrous, Et Al marking the northwesterly corner of the herein described parcel and the northeasterly corner of Lot 18 as shown on said plan and thence running N 83° 24' 56" E along the center of a stonevall and southerly line of said Watrous land, 50.06 feet to a point in said stonevall marking the northwesterly corner of Lot 14; thence running S 03° 47' 54" E, 308.20 feet to a point; thence running S 48° 47' 54" E along the chord of a curve to the left having a radius of 25.00 feet for an arc distance of 39.27 feet to a point in the northerly line of PARCEL 1, the last two (2) courses abutting Lot 14; thence running S 86° 12' 06" W along the northerly line of said PARCEL 1, 100.00 feet to a point in said line at the southeasterly corner of Lot 18; thence running N 41° 12' 06" E along the chord of a curve to the left having a radius of 25.00 feet for an arc distance of 39.27 feet to a point; thence running N 03° 47' 54" W, 305.76 feet to the point and place of beginning, the last two (2) courses abutting Lot 18.

The above described parcel is subject to a Right of Way in favor of the Connecticut Light and Power Company as shown on said plan.

No Conveyance Tax Collected

Gavin Ham
Town Clerk of Ledyard

State
No Conveyance Tax Collected

Gavin Ham
Town Clerk of Ledyard

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto it the said grantee its heirs, successors and assigns forever, to its and their own proper use and behoof.

And also, we the said grantor's do for our heirs, executors and administrators, covenant with the said grantee its successors, heirs and assigns, that at and until the enrolling of these presents, we are 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 incumbrances whatsoever, except as hereinbefore mentioned.

And Furthermore, we the said grantor's do by these presents bind ourselves and our heirs, executors and administrators forever to the WARRANT AND DEFEND the above granted and bargained premises to it the said grantee its successors, heirs and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

In Witness Whereof, we have hereunto set our hand and seal this 24th day of July in the year of our Lord nineteen hundred and ninety-one.

Signed, Sealed and Delivered in presence of

Edward L. Lorenz

Edward L. Lorenz
EDWARD L. LORENZ

Margie J. Lorenz

Margie J. Lorenz
MARGIE J. LORENZ

Please execute this document in the presence of two witnesses and a Notary Public who should complete the acknowledgment and affix his or her impression seal and the date upon which his or her commission expires. Under the signatures of the witnesses and the Notary, their names should be either printed or typed in. The Notary may serve as one of the two witnesses if you so desire.

State of Connecticut,

County of NEW LONDON

} ss.

July 24, A. D. 19 91

Personally Appeared

EDWARD L. LORENZ and MARGIE J. LORENZ

Signer and Sealer of the foregoing Instrument, and acknowledged the same to be free act and deed before me.

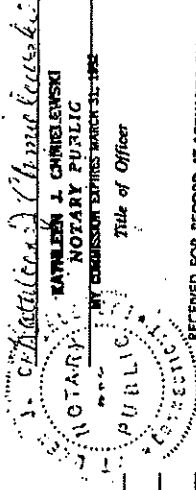
Latest address of Grantee:

No. and Street _____

City _____

State _____

Zip _____



RECEIVED FOR RECORD AT LEDYARD CT
ON 11-9-92 AT 11:47 A.M.
ATTEN: PATRICIA KARKS, TOWN CLERK