

Elizabeth Burdick

From: William R Sweeney <wrsweeney@tcors.com>
Sent: Thursday, December 18, 2025 3:19 PM
To: Elizabeth Burdick
Subject: Easement Documents for 939 Long Cove Road
Attachments: 12182025151155-0001.pdf

RECEIVED

MAR 10 2026

Land Use Department

Liz:

Here are the deeds evidencing the existing easement burdening 939 Long Cove Road and the deeds for the adjacent properties showing the easement rights in favor of those properties - as requested as a condition of approval.

William R. Sweeney, Esq. | Partner

Tobin, Carberry, O'Malley, Riley & Selinger, P.C.
43 Broad Street | P.O. Box 58 | New London, CT 06320
Tel: 860-447-0335 | Fax: 860-442-3469
Email: WRSweeney@tcors.com | www.tcors.com

-----Original Message-----

From: PrimeLink C9070 <T2@tcors.com>
Sent: Thursday, December 18, 2025 3:12 PM
To: William R Sweeney <wrsweeney@tcors.com>
Subject: Scan from PrimeLink

Please open the attached document. It was scanned and sent to you using PrimeLink.

Number of Images: 15
Attachment File Type: PDF

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Device Location:

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WIRE FRAUD ALERT: E-mail hacking and fraud are on the rise to fraudulently misdirect funds. Before you wire or otherwise transfer funds to our office, you must confirm the request and any corresponding instructions by phone with our office at 860-447-0335 before you initiate any transfer. E-mail accounts of attorneys, title and closing companies, and other professionals are being targeted by hackers in an attempt to initiate fraudulent wire transfer requests.

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Current Deed for
Subject Property (Almy)

INSTR # 2021002836
VOL 610 PG 201
RECORDED 08/30/2021 02:53:36 PM
PATRICIA A. RILEY
TOWN CLERK LEDYARD CT
NO CONVEYANCE TAX

WHEN RECORDED RETURN TO:

BETH HUNT
BETH HUNT LAW, PLLC
18 EAST WILLAMETTE AVENUE
COLORADO SPRINGS, CO 80903

QUITCLAIM DEED

FOR CONSIDERATION PAID, JOHN H. ALMY, II and MARCY Z. ALMY, husband and wife (herein, "Grantor"), whose address is 2570 Oak Hills Drive, Colorado Springs, CO 80919, hereby grants to JOHN HALE ALMY, II AND MARCY ZWERLING ALMY, TRUSTEES, or any successors in trust, under the ALMY FAMILY TRUST dated May 11, 2018 and any amendments thereto (herein, "Grantee"), whose address is 2570 Oak Hills Drive, Colorado Springs, CO 80919, with QUITCLAIM COVENANTS, all of Grantor's interest in and to the following described real property located in the Town of Ledyard, County of New London, State of Connecticut:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 939 Long Cove Road, Gales Ferry, CT 06335

TO HAVE AND TO HOLD the above premises, with all the appurtenances thereof, unto the said Grantee, and Grantee's successors and assigns forever, to Grantee and Grantee's own proper use, subject to easements, reservations, restrictions, covenants, conditions and all other matters of record, if any.

Being the same property conveyed to Grantor by deed recorded on July 10, 1972, in Volume 87, Page 406, in the Office of the Clerk of Ledyard, Connecticut.

[Signatures on following page(s)]

Dated this 14 day of June, 2021.

Signed, sealed and delivered
in the presence of:

GRANTOR:

[Signature]

[Signature]

Witness #1 signature
PETER D. HORWITZ
Printed name of witness #1

John H. Almy, II

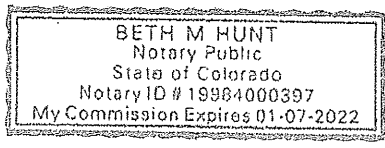
[Signature]
Witness #2 signature
Joseph Hunt
Printed name of witness #2

STATE OF) Colorado
COUNTY OF) EL PASO) ss

This instrument was acknowledged before me on 6/14/21 by John H. Almy, II.

[Affix Notary Seal]

Notary Signature: [Signature]
Printed name: Beth M Hunt
My commission expires: 1/7/22



Signed, sealed and delivered
in the presence of:

GRANTOR:

[Handwritten signature]

[Handwritten signature]

Marcy Z. Almy

Witness #1 signature

PETER D. HORWITZ
Printed name of witness #1

[Handwritten signature]

Joseph Hunt
Printed name of witness #2

STATE OF Colorado)
COUNTY OF El Paso)^{ss}

This instrument was acknowledged before me on 6/14/21, by Marcy Z. Almy.

[Affix Notary Seal] Notary Signature: *[Handwritten signature]*
Printed name: Beth M Hunt
My commission expires: 1/7/22

GRANTEE ADDRESS:
JOHN HALE ALMY, II, TRUSTEE
MARCY ZWERLING ALMY, TRUSTEE
2570 OAK HILLS DRIVE
COLORADO SPRINGS, CO 80919

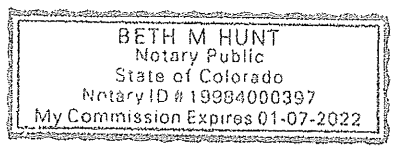


EXHIBIT A

[Legal Description]

A certain tract of land with buildings thereon situated on the easterly side of the Long Cove Road in said Ledyard, said tract shown on a plan titled "Plan Showing Lands Now or Formerly of Monet A. Lawson, Long Cove Road, Ledyard, Connecticut, Scale 1"=80', September 1969", said plan is on file in the Ledyard Town Clerk's Office, said tract is bounded and described as follows:

Beginning at a stonewall junction in the easterly line of the Long Cove Road, said junction being at the northwest corner of the herein described tract and the southwest corner of lands now or formerly of Snyder as shown on said plan and thence running S 44°24'40" E along the center of a stonewall, 372.01 feet to a stonewall junction thence running S 43° 50'05"E along the center of a stonewall, 345.27 feet to a point in said stonewall; thence running S 44° 17'00"E along the center of said stonewall, 335.23 feet to a stonewall junction; thence running N 44° 38' 20"E along the center of a stonewall, 49.23 feet to a stonewall junction; thence running S 28° 30' 10"E, along the center of a stonewall, 465.70 feet to a stonewall junction; thence running S 89° 08' 00"E along the center of a stonewall, 379.05 feet to a stonewall junction, the last 6 courses abutting lands of said Snyder; thence running S 08° 06' 00"W along the center of a stonewall, 216.32 feet to a point at the end of said stonewall; thence running S 07° 39'00" W, 113.12 feet to a point at the end of a stonewall; thence running S 08° 06' 20"W along the center of a stonewall, 138.23 feet to a point in said stonewall; thence running S 07° 55' 00"W along the center of a stonewall, 239.48 feet to a point in said stonewall; thence running S 07° 18'40" W along the center of said stonewall, 250.75 feet to a stonewall junction, the last 5 courses abutting lands now or formerly of the Christy Hill Builders; thence running N 71° 42'00"W along the center of a stonewall, 447.37 feet to a stonewall junction; thence running N 69° 37' 50"W along the center of said stonewall, 30.74 feet to a stonewall corner; thence running S 14° 51' 50"W along the center of a stonewall, 23.86 feet to an angle point in said stonewall; thence running S 04° 40' 40"W along the center of said stonewall, 71.84 feet to a point at the end of said stonewall; thence running S 05° 45' 10" W, 116.01 feet to a point at the end of a stonewall; thence running S 06° 27' 50"W along the center of a stonewall, 186.45 feet to a stonewall corner; thence running N 75° 28' 40"W along the center of a stonewall, 393.79 feet to a point at the end of said stonewall; thence running N 72° 32' 30"W along the line of the remains of a wire fence now or formerly of Hall; thence running N 74° 35' 30"W along the center of a stonewall, 183.10 feet to a point in said stonewall; thence running N 73° 54' 40" W along the center of said stonewall, 106.58 feet to a point in said stonewall; thence running N 74° 36'40"W along the center of said stonewall, 282.44 feet to a point in said stonewall, the last 3 courses abutting lands now or formerly of Allen and Rose; thence running N 20° 01' 20"E, 162.79 feet to a point; thence running N 73° 38' 30"W, 151.00 feet to a point in the easterly line of the Long Cove Road, the last 2 courses abutting lands now or formerly of Sebastian; thence running N 16° 29' 30"E along the easterly line of the Long Cove Road, 50.00 feet to a monument in said line; thence running S 73° 38'30"E along the northerly line of a 50 feet Right of Way, 149.87 feet to a monument; thence running N 16°21'30"E, 188.62 feet to a point in a stonewall, the last 2 courses abutting land now or formerly of Crandall; thence running N 80°51'E 197.72 feet to a drill hole in a stonewall; thence running N 57°36'10"E, 226.55 feet to a drill hole; thence running N 0°15'30"E, 32.37 feet to a drill hole; thence running N 6°53'30"W, 70.02 feet to a drill hole; thence running N25°05'W, 41.96 feet to a drill hole; thence running N 1°41'10"E, 25.91 feet to a drill hole; thence running N 35°07'W 170.00 feet to a drill hole, the last 6 courses running along the center of a stonewall; thence running S 81° 23'30"W, 312.35 feet to a drill hole in the easterly line of Long Cove Road and the northwesterly corner of land now or

18-007878 (SB)

EXHIBIT A (continued)

formerly of John G. Krawczyk, et al and the southwesterly corner of a 50 foot Right of Way, the last 8 courses abutting land of said Krawczyk; thence running N 13°48'10"E along said easterly line of the Long Cove Road, 54.08 feet to a point in said line and the northwest corner of said Right of Way; thence running N 81°23'30"E along the northerly line of said Right of Way, 301.74 feet to a point in a stonewall and the northeast corner of said Right of Way; thence running N 02°43'00"E along the center of a stonewall, 24.33 feet to a stonewall junction; thence running N 77°08'40"W along the center of a stonewall, 76.13 feet to a point in said stonewall, the last 3 courses abutting lands now or formerly of Jones; thence running N 0°26'10"E along the easterly line of lands now or formerly of Hyslop, 313.83 feet to a point; thence running N 09°19'30"E along the easterly line of lands now or formerly of Pender and Larsen, 319.06 feet to a point in a stonewall; thence running S 81° 20' 40"W along the center of a stonewall, 132.56 feet to a stonewall corner; thence running N 05°13'30"W along the center of a stonewall, 56.88 feet to a stonewall corner; thence running N 86°04'10"W along the center of a stonewall, 68.58 feet to a stonewall junction in the easterly line of the Long Cove Road, the last 3 courses abutting lands of said Larsen; thence running N 07°32'10"E along the easterly line of the Long Cove Road, 204.39 feet to an angle point in said line; thence running N 19°09'20"E along said line, 28.65 feet to an angle point in said line; thence running N 28°28'40"E along said line, 117.44 feet to an angle point in said line; thence running N 46°39'50"E along said line, 131.70 feet to the place of beginning.

Said tract containing about 52.28 acres.

Subject to a right of way as appears on record.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Deed into Almy from White/Eldridge

FORM 171 CONNECTICUT - WARRANTY DEED - SURVIVORSHIP

VOL 87 PAGE 406

TITLELANK REGISTERED IN THE OFFICE
NOTICE: LAWYER MUST SIGN AND FILE WITH DEED

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

Know Ye, That WE, VIRGINIA WHITE and ELOISE L. ELDRIDGE

for the consideration of One Dollar and other valuable considerations,

received to our full satisfaction of JOHN H. ALMY, II and MARCY Z. ALMY

do give, grant, bargain, sell and confirm unto the said JOHN H. ALMY, II and MARCY Z. ALMY

and unto the survivor of them, and unto such survivor's heirs and assigns forever a certain tract of land with buildings thereon situated on the easterly side of the Long Cove Road in said Ledyard, said tract shown on a plan titled "Plan Showing Lands Now or Formerly of Monet A. Lawson, Long Cove Road, Ledyard, Connecticut, Scale 1"=80', September 1969", said plan is on file in the Ledyard Town Clerk's office, said tract is bounded and described as follows:

Beginning at a stonewall junction in the easterly line of the Long Cove Road, said junction being at the northwest corner of the herein described tract and the southwest corner of lands now or formerly of Snyder as shown on said plan and thence running S 44° 24' 40" E along the center of a stonewall, 372.01 feet to a stonewall junction; thence running S 43° 50' 05" E along the center of a stonewall, 345.27 feet to a point in said stonewall; thence running S 44° 17' 00" E along the center of said stonewall, 335.23 feet to a stonewall junction; thence running N 44° 38' 20" E along the center of a stonewall, 49.23 feet to a stonewall junction; thence running S 28° 30' 10" E, along the center of a stonewall, 465.70 feet to a stonewall junction; thence running S 89° 08' 00" E along the center of a stonewall, 379.05 feet to a stonewall junction, the last 6 courses abutting lands of said Snyder; thence running S 08° 06' 00" W along the center of a stonewall, 216.32 feet to a point at the end of said stonewall; thence running S 07° 39' 00" W, 113.12 feet to a point at the end of a stonewall; thence running S 08° 06' 20" W along the center of a stonewall, 138.23 feet to a point in said stonewall; thence running S 07° 55' 00" W along the center of a stonewall, 239.48 feet to a point in said stonewall; thence running S 07° 18' 40" W along the center of said stonewall, 250.75 feet to a stonewall junction, the last 5 courses abutting lands now or formerly of the Christy Hill Builders; thence running N 71° 42' 00" W along the center of a stonewall, 447.37 feet to a stonewall junction; thence running N 69° 37' 50" W along the center of said stonewall, 30.74 feet to a stonewall corner; thence running S 14° 51' 50" W along the center of a stonewall, 23.86 feet to an angle point in said stonewall; thence running S 04° 40' 40" W along the center of said stonewall, 71.84 feet to a point at the end of said stonewall; thence running S 05° 45' 10" W, 116.01 feet to a point at the end of a stonewall; thence running S 06° 27' 50" W along the center of a stonewall, 186.45 feet to a stonewall corner; thence running N 75° 28' 40" W along the center of a stonewall, 393.79 feet to a point at the end of said stonewall; thence running N 72° 32' 30" W along the line of the remains of a wire fence, 168.86 feet to a stonewall corner, the last 8 courses abutting lands now or formerly of Hall; thence running N 74° 35' 30" W along the center of a stonewall, 183.10 feet to a point in said stonewall; thence running N 73° 54' 40" W along the center of said stonewall, 106.58 feet to a point in said stonewall; thence running N 74° 36' 40" W along the center of said stonewall, 282.44 feet to a point in said stonewall, the last 3 courses abutting lands now or formerly of Allen and Rose; thence running N 20° 01' 20" E, 162.79 feet to a point; thence running N 73° 38' 30" W, 151.00 feet to a point in the easterly line of the Long Cove Road, the last 2 courses abutting lands now or formerly of Sebastain;

thence running N 16° 29'30"E along the easterly line of the Long Cove Road, 50.00 feet to a monument in said line; thence running S 73° 38'30"E along the northerly line of a 50 feet Right of Way, 149.87 feet to a monument; thence running N 16°21'30"E, 188.62 feet to a point in a stonewall, the last 2 courses abutting land now or formerly of Crandall; thence running N 80°51'E, 197.72 feet to a drill hole in a stonewall; thence running N 57°36'10"E, 226.55 feet to a drill hole; thence running N 0°15'30"E, 32.37 feet to a drill hole; thence running N 6°53'30"W, 70.02 feet to a drill hole; thence running N 25°05'W, 41.96 feet to a drill hole; thence running N 1°41'10"E, 25.91 feet to a drill hole; thence running N 35°07'W 170.00 feet to a drill hole, the last 6 courses running along the center of a stonewall; thence running S 81° 23'30"W, 312.35 feet to a drill hole in the easterly line of Long Cover Road and the northwesterly corner of land now or formerly of John G. Krawczyk, et al and the southwesterly corner of a 50 foot Right of Way, the last 8 courses abutting land of said Krawczyk; thence running N 13°48'10"E along said easterly line of the Long Cove Road, 54.08 feet to a point in said line and the northwest corner of said Right of Way; thence running N 81°23'30"E along the northerly line of said Right of Way, 301.74 feet to a point in a stonewall and the northeast corner of said Right of Way; thence running N 02°43'00" along the center of a stonewall, 24.33 feet to a stonewall junction; thence running N 77°08'40"W along the center of a stonewall, 76.13 feet to a point in said stonewall, the last 3 courses abutting lands now or formerly of Jones; thence running N 0°26'10"E along the easterly line of lands now or formerly of Hyslop, 313.83 feet to a point; thence running N 09°19'30"E along the easterly line of lands now or formerly of Pendar and Larsen, 319.06 feet to a point in a stonewall; thence running S 81° 20' 40"W along the center of a stonewall, 132.56 feet to a stonewall corner; thence running N 05°13'30"W along the center of a stonewall, 56.88 feet to a stonewall corner; thence running N 86°04'10"W along the center of a stonewall, 68.58 feet to a stonewall junction in the easterly line of the Long Cove Road, the last 3 courses abutting lands of said Larsen; thence running N 07° 32'10"E along the easterly line of the Long Cove Road, 204.39 feet to an angle point in said line; thence running N 19°09'20"E along said line, 28.65 feet to an angle point in said line; thence running N 28°28'40"E along said line, 117.44 feet to an angle point in said line; thence running N 46°39'50"E along said line, 131.70 feet to the place of beginning.

Said tract containing about 52.28 acres.

Subject to a right of way as appears on record.

\$ 79.50 Conveyance Tax received

Regal J. Broussard
 Town Clerk of Ledgard

We Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto them the said grantees, and unto the survivor of them, and unto such survivor's heirs and assigns forever, to them and their own proper use and behoof.

And also, we the said grantor do for ourselves, our heirs, executors, administrators, and assigns, covenant with the said grantees and with the survivor of them, and with such survivor's heirs and assigns, that at and until the ensembling 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 do by these presents bind ourselves and our heirs, and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to them the said grantees, and to the survivor of them and to such survivor's heirs and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

In Witness Whereof, we have hereunto set our hands and seals this 7th day of July in the year of our Lord nineteen hundred and seventy-two.

Signed, Sealed and Delivered in presence of

Harry R. Traystman
Harry R. Traystman

Virginia White
Virginia White

Rose Mary Ward
Rose Mary Ward

Eloise L. Eldridge
Eloise L. Eldridge

State of Connecticut,
County of New London

} ss. New London

On this the 7th day of July, 1972, before me, HARRY R. TRAYSTMAN, the undersigned officer, personally appeared VIRGINIA WHITE and ELOISE L. ELDRIDGE known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained, as to their free act and deed.

In Witness Whereof, I hereunto set my hand and official seal.

RECEIVED FOR RECORD AT LEBYEND, CONN.
ON 7-10-72 AT 12:45 P. M.
Attest: HARRY J. DUNAWAY, Town Clerk

Harry R. Traystman

Harry R. Traystman
Commissioner of the Superior Ct.

Title of Officer

State of Connecticut,
County of

} ss.

On this the day of , 19 , before me, the undersigned officer, personally appeared who acknowledged himself to be the of , a corporation, and that he as such being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as

In Witness Whereof, I hereunto set my hand and official seal.

Title of Officer

Certificate of Descent from Lawson to White/Eldridge

VOL 76 PAGE 600
CERTIFICATE OF DESCENT

STATE OF CONNECTICUT
DISTRICT OF LEDYARD ss. PROBATE COURT November 25, 1969

I, SIGNE S. POST, Judge of the Court of Probate for said District, hereby certify that the last place of residence of MONET A. LAWSON, deceased, was in the Town of Ledyard, in said District; that the said deceased died intestate owning real estate; that the estate of said deceased has been settled in said Probate Court; that VIRGINIA WHITE, of the Town of Ledyard, Connecticut, and ELOISE L. ELDRIDGE, of the Town of East Lyme, Connecticut, are the only children and heirs-at-law of said deceased; that the following described real estate belonging to the said estate descends to said children and heirs-at-law of said deceased:

A certain tract of land with buildings thereon, situated on the easterly side of the Long Cove Road in said Ledyard, said tract shown on a plan titled "Plan Showing Lands Now or Formerly of Monet A. Lawson, Long Cove Road, Ledyard, Connecticut, Scale 1" = 80', September 1969" said plan is on file in the Ledyard Town Clerk's office, said tract is bounded and described as follows:

Beginning at a stonewall junction in the easterly line of the Long Cove Road, said junction being at the northwest corner of the herein described tract and the southwest corner of lands now or formerly of Snyder as shown on said plan and thence running S 44 degrees 24 minutes 40 seconds E along the center of a stonewall, 372.01 feet to a stonewall junction; thence running S 43 degrees 50 minutes 05 seconds E along the center of a stonewall, 345.27 feet to a point in said stonewall; thence running S 44 degrees 17 minutes 00 seconds E along the center of said stonewall, 335.23 feet to a stonewall junction; thence running N 44 degrees 38 minutes 20 seconds E along the center of a stonewall, 49.23 feet to a stonewall junction; thence running S 28 degrees 30' 10" E, along the center of a stonewall, 465.70 feet to a stonewall junction; thence running S 89 degrees 08 minutes 00 seconds E along the center of a stonewall, 379.05 feet to a stonewall junction, the last 6 courses abutting lands of said Snyder; thence running S 08 degrees 06 minutes 00 seconds W along the center of a stonewall, 216.32 feet to a point at the end of said stonewall; thence running S 07 degrees 39 minutes 00 seconds W, 113.12 feet to a point at the end of a stonewall; thence running S 08 degrees 06 minutes 20 seconds W along the center of a stonewall, 138.23 feet to a point in said stonewall; thence running S 07 degrees 55 minutes 00 seconds W along the center of a stonewall, 239.48 feet to a point in said stonewall; thence running S 07 degrees 18 minutes

CHAS. F. BALSCHUNGER
ATTORNEY AT LAW
LEDYARD CT
SIGNED AND
SEALD PUBLIC, 1969

40 seconds W along the center of said stonewall, 250.75 feet to a stonewall junction, the last 5 courses abutting lands now or formerly of the Christy Hill Builders; thence running N 71 degrees 42 minutes 00 seconds W, along the center of a stonewall, 447.37 feet to a stonewall junction; thence running N 69 degrees 37 minutes 50 seconds W along the center of said stonewall, 30.74 feet to a stonewall corner; thence running S 14 degrees 51 minutes 50 seconds W along the center of a stonewall, 23.86 feet to an angle point in said stonewall; thence running S 04 degrees 40 minutes 40 seconds W along the center of said stonewall, 71.84 feet to a point at the end of said stonewall; thence running S 05 degrees 45 minutes 10 seconds W, 116.01 feet to a point at the end of a stonewall; thence running S 06 degrees 27 minutes 50 seconds W along the center of a stonewall, 186.45 feet to a stonewall corner; thence running N 75 degrees 28 minutes 40 seconds W along the center of a stonewall, 393.78 feet to a point at the end of said stonewall; thence running N 72 degrees 32 minutes 30 seconds W along the line of the remains of a wire fence, 168.86 feet to a stonewall corner, the last 3 courses abutting lands now or formerly of Hall; thence running N 74 degrees 35 minutes 20 seconds W along the center of a stonewall, 189.10 feet to a point in said stonewall; thence running N 73 degrees 54 minutes 40 seconds W along the center of said stonewall, 106.59 feet to a point in said stonewall; thence running N 74 degrees 38 minutes 40 seconds W along the center of said stonewall, 292.44 feet to a point in said stonewall, the last 3 courses abutting lands now or formerly of Allen and Rose; thence running N 29 degrees 01 minutes 20 seconds E, 162.79 feet to a point; thence running N 73 degrees 38 minutes 30 seconds W, 151.00 feet to a point in the easterly line of the Long Cove Road, the last 2 courses abutting lands now or formerly of Sebastian; thence running N 16 degrees 28 minutes 30 seconds E along the easterly line of the Long Cove Road, 30.00 feet to a monument in said line; thence running S 73 degrees 38 minutes 30 seconds E along the northerly line of a 50 foot Right of Way, 149.37 feet to a monument; thence running N 16 degrees 21 minutes 30 seconds E, 189.62 feet to a point in a stonewall; thence running N 68 degrees 49 minutes 50 seconds W along the center of a stonewall, 153.97 feet to a stonewall corner in the easterly line of the Long Cove Road, the last 3 courses abutting lands now or formerly of Crandall; thence running N 14 degrees 57 minutes 00 seconds E along the easterly line of the Long Cove Road, 422.06 feet to a point in said line and the southwest corner of a 50 foot right of way; thence running N 13 degrees 46 minutes 10 seconds E along said easterly line of the Long Cove Road, 54.08 feet to a point in said line and the northwest corner of said Right of Way; thence running N 81 degrees 28 minutes 20 seconds E along the northerly line of said Right of Way, 301.74 feet to a point in a stonewall and the northeast corner of said Right of Way; thence running N 02 degrees 43 minutes 00 seconds W along the center of a stonewall, 24.33 feet to a stonewall junction; thence running N 77 degrees 08 minutes 40 seconds W along the center of a stonewall, 76.18 feet to a point in said stonewall, the last 3 courses abutting lands now or formerly of Jones; thence running N 0 degrees 28 minutes 10 seconds E along the easterly line of lands now or formerly of Hvalop, 513.83 feet to a point; thence running N 03 degrees 19 minutes 30 seconds E along the easterly line of lands now or formerly of Pender and Larson, 319.03 feet to a point in a stonewall; thence running S 61 degrees

GEORGE W. BILBARGER
 SURVEYOR BY LAW
 HUNTSVILLE, ALA.

Vol 76 No 202

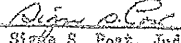
20 minutes 40 seconds W along the center of a stonewall, 132.53 feet to a stonewall corner; thence running N 05 degrees 13 minutes 30 seconds W along the center of a stonewall, 58.89 feet to a stonewall corner; thence running N 26 degrees 04 minutes 10 seconds W along the center of a stonewall, 69.58 feet to a stonewall junction in the easterly line of the Long Cove Road, the last 3 courses abutting lands of said Larsen; thence running N 07 degrees 32 minutes 10 seconds E along the easterly line of the Long Cove Road, 204.39 feet to an angle point in said line; thence running N 19 degrees 09 minutes 20 seconds E along said line, 28.65 feet to an angle point in said line; thence running N 28 degrees 28 minutes 40 seconds E along said line, 117.44 feet to an angle point in said line; thence running N 46 degrees 39 minutes 50 seconds E along said line, 131.70 feet to the place of beginning.

Being all of the real estate owned by Monet A. Lawson at the time of his death; and being the remaining portion of the premises described in Certificate of Descent from the Estate of Martha B. Lawson to Monet A. Lawson, recorded in Ledyard Land Records, Vol. 36, page 121, August 28, 1959, and by quit-claim deeds referred to therein.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said Court on this 25th day of November, 1969.

Attest

RECORDED FROM RECORDS BY REVISION, COOK,
ON 11/26/69 AT 11:50 A.M.
SHERIFF CLARK A. GRANTLEY, DEPT. CLERK


Sigs S. Post, Judge



RECORDS OF THE COURT OF PROBATE
COUNTY OF COOK, ILLINOIS
NOV 25 1969

Deed for 961 Long Cove Road (rights to easement)

VOL. 386 PAGE 758

WARRANTY DEED

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

KNOW YE, THAT I, DAVID J. JONES, of the Town of Fishersville, State of Virginia, for the consideration of ONE HUNDRED SIXTY-FOUR THOUSAND AND 00/100THS (\$164,000.00) DOLLARS received to my full satisfaction of CAROL PEREZ of the Town of Westbrook, County of Middlesex and State of Connecticut do give, grant, bargain, sell and confirm unto the said CAROL PEREZ,

SEE SCHEDULE 'A' ATTACHED HERETO

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto her the said grantee, and unto her heirs, executors, administrators, successors and assigns forever, to her and their own proper use and behoof.

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

AND FURTHERMORE, I the said grantor do by these presents bind myself, my heirs, executors, administrators, successors and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to her the said grantee, and to her heirs, executors, administrators, successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal this 21st day of July, 2004.

Signed, Sealed and Delivered in the Presence of:

David J. Jones (L.S.)
David J. Jones

Ellen Brown
Ellen Brown

\$ 410.00 Conveyance Tax Received
Clair A. Henschel
Asst. Town Clerk, Ledyard, CT

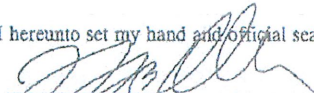
STATE
\$ 820.00 Conveyance Tax Received
Clair A. Henschel
Asst. Town Clerk, Ledyard, CT

X:\###CLOSINGS###\jones.david.pkg.wpd

State of Connecticut)
) ss: Groton July 21, 2004
County of New London)

Personally appeared David J. Jones, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Harry B. Heller
Commissioner of the Superior Court

Latest Address of the Grantee:

30 Roberts Road
Westbrook, CT 06498

SCHEDULE "A"

A certain tract or parcel of land, with the buildings and improvements now or hereafter constructed thereon, situated on the Easterly side of Long Cove Road in the Town of Ledyard, County of New London and State of Connecticut, bounded and described as follows:

Beginning at a stonewall intersection in the Easterly line of said Long Cove Road, said stonewall intersection being at the Southwesterly corner of lands now or formerly of John Grant and Barbara Grant; thence run Easterly along the Southerly line of said Grant land and lands now or formerly of Monett A. Lawson, along the center of a stonewall, a distance of two hundred seventy-seven (277) feet, to a stonewall corner; thence run southerly along a stonewall and lands of said Monett A. Lawson, a distance of about twenty-two (22) feet, to a drill mark in said wall, said drill mark being in the northerly line of a fifty foot right of way being reserved by said Monett A. Lawson for access to other lands; thence westerly along the northerly line of said fifty foot right of way, a distance of about three hundred one (301) feet, to an iron pin in the easterly line of said Long Cove Road; thence run northerly along the easterly line of said Long Cove Road along the road face of a stonewall, a distance of about one hundred thirty-five (135) feet, to the point and place of beginning.

Together with a right of way for all purposes over and along said fifty foot right of way in common with said Monett A. Lawson, his heirs and assigns.

Said premises are 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 Ledyard, Connecticut, public or private law, and taxes to the Town of Ledyard, Connecticut on the List of October 1, 2003 and thereafter coming due.

Reference is made to a Quitclaim Deed from Martha Ann Jones to David J. Jones, dated January 2, 1997 and recorded in Volume 265, Page 697 and deed recorded in Volume 265, Page 618 of the Ledyard Land Records.

RECEIVED FOR RECORD AT LEDYARD, CT
ON 7/21/04 AT 4:21 P.M.
ATTEST: CALVIN K. BROUWER, TOWN CLERK

Deed for 907 Long Cove Road (rights to easement)

FORM D3-A CONNECTICUT WARRANTY DEED

VOL 86 PAGE 832

TUTTBLANK REGISTRY U. S. PAT. OFFICE
TITLE LAW FIRST PUBLISHED BY REVISED BY 1918

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

Know Ye, That WE, VIRGINIA WHITE and ELOISE L. ELDRIDGE

for the consideration of One Dollar and other valuable considerations,

received to our full satisfaction of RAYMOND WARNER, of Gales Ferry,
in the Town of Ledyard, County of New London and State of
Connecticut,

do give, grant, bargain, sell and confirm unto the said RAYMOND WARNER,
that certain piece or parcel of land, more particularly bounded
and described as follows:

Beginning at a point in the easterly line of Long
Cove Road, so-called, said point being the southwest
corner of herein described tract and being marked
by the intersection of two stone walls; thence
easterly along a stone wall by land now or formerly
of Crandall, 153.97' to a point marking the northeast
corner of said Crandall land; thence deflecting
slightly to the north and running approximately 202'
to a point on a stone wall; thence running northeasterly
along land now or formerly of Lawson, 227' more or less
to an angle point in the wall; thence turning and
running north 100' more or less to an angle in the
wall; thence running northwest still along the wall
43' more or less to a point; thence northerly 26'
more or less to a point; thence northwesterly still
along the wall, 170' more or less to a point, being
the northeast corner of land herein described;
thence westerly along said Lawson land 312.35' to
the easterly highway line of Long Cove Road and
the northwest corner of described tract; thence
south along said highway line 422.06' to the
point and place of beginning.

Described tract containing approximately 4.4 acres.

Included with the above described tract is a 50
foot wide right of way along the northerly line
of said tract.

"\$ 30.80 Conveyance Tax received

Hazel J. Lumsden
Town Clerk of Ledyard

Do Have and in Hold the above granted and bargained premises, with the appurtenances thereof, unto him the said grantee his heirs, successors and assigns forever, to him and their own proper use and behoof.

And also, we the said grantors do for ourselves, our heirs, executors and administrators, covenant with the said grantee his successors, heirs and assigns, that at and until the ensueing of these presents, we are well seized of the premises, as a good indefeasible estate in FREE 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 grantors do by these presents bind ourselves and our heirs, executors and administrators forever to WARRANT AND DEFEND the above granted and bargained premises to the said grantee his successors, heirs and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

In Witness Whereof, we have hereunto set our hand & seals this 11th day of May in the year of our Lord nineteen hundred and seventy-two.

Signed, Sealed and Delivered in presence of

Harry R. Traysman
Melvin Scott

Virginia White
Virginia White

Eloise L. Eldridge
Eloise L. Eldridge

State of Connecticut,
County of New London

AG. New London
May 11, A. D. 1972

Personally Appeared VIRGINIA WHITE and ELOISE L. ELDRIDGE

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

Harry R. Traysman
Harry R. Traysman
Commissioner of the Superior Court

RECEIVED FOR RECORD AT LEDBETTER, CONN.
ON 5-11-72 AT 5:55 P.M.
Alfred H. J. O'Rourke, Town Clerk

