

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

Know Ye, That We, WILLIAM J. LOFTUS, JR. and DOROTHY W. LOFTUS, of the Town of Ledyard, County of New London and State of Connecticut, hereinafter called the "Grantors"

for the consideration of Two Hundred Seventy Five Thousand (\$275,000) Dollars

received to our full satisfaction of the TOWN OF LEDYARD, a municipal corporation located in the County of New London and State of Connecticut, hereinafter called the "Grantee"

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

That certain piece or parcel of land situated in the Town of Ledyard, County of New London and State of Connecticut more particularly bounded and described in Schedule "A" attached hereto. Said premises shall be used for the sole purpose of constructing and maintaining municipal water well sites and related equipment, machinery, structures, piping and utilities.

The Grantors also give, grant, bargain, sell and convey to the Grantee a right of way to the premises described in Schedule "A" from Shewville Road. Said right of way is more particularly described in Schedule "A-1" attached hereto. Said right of way shall be for the sole purpose of ingress and egress to and from the premises described in Schedule "A" and for all necessary utilities and water transmission lines. The Grantee shall be responsible for the maintenance of said right of way. The Grantors and their heirs and assigns shall have the right to make use of the right of way, in common with the Grantee, in any manner which does not interfere with the purposes for which it is granted.

SCHEDULE "A"

A certain piece or parcel of land situated in the Town of Ledyard, County of New London and State of Connecticut as shown on a map or plan entitled "Survey map prepared for Town of Ledyard Shewville Road Ledyard, Connecticut Lot 480R Shewville Road-Property to be Conveyed by William J. Loftus, Jr. and Dorothy M. Loftus to the Town of Ledyard, Connecticut date July 9, 1994 Scale 1" = 100' Chandler, Palmer & King, Architecture, Engineering and Surveying 110 Broadway Norwich, CT 06360". Said parcel is more particularly bounded and described as follows:

Beginning at a steel plug set in a stone wall at the southwesterly corner of the within described premises, said wall being the southerly line of the within described premises and the northerly line of land now or formerly of Lester T. Frye, thence running $S79^{\circ}42'34''E$ by and along said stone wall and Frye land a distance of 68.61 feet to a drill hole in said stone wall; thence running $S72^{\circ}25'52''E$ by and along said wall and Frye land a distance of 276.65 feet to a drill hole in said stone wall; thence running $S78^{\circ}04'20''E$ by and along said wall and Frye land a distance of 128.13 feet; thence running $S86^{\circ}34'36''E$ by and along said wall and Frye land a distance of 35.94 feet; thence running $S58^{\circ}34'00''E$ by and along said wall and Frye land a distance of 19.10 feet to a drill hole in said stone wall; thence running $S75^{\circ}04'29''E$ by and along said wall and Frye land a distance of 89.40 feet to a drill hole in said stone wall; thence running $S82^{\circ}59'27''E$ along a wire fence and Frye land a distance of 103.62 feet to a tree with wire affixed thereto; thence running $S84^{\circ}39'51''E$ along said Frye land, bounded in part by a wire fence, a distance of 184 feet, more or less, to the centerline of Whitford Brook, said centerline also being the boundary line between the Town of Ledyard and the Town of Stonington; thence running in a general northeasterly direction along the centerline of Whitford Brook a distance of 400 feet, more or less, to the intersection of Whitford Brook and Williams Brook; thence running northwesterly and then northeasterly along the centerline of Williams Brook and land now or formerly of Henry W. Morgan a distance of 760 feet, more or less, to an iron pin on the northeasterly bank of Whitford Brook; thence running $N78^{\circ}20'44''W$ along other land of the Grantors a distance of 350 feet, more or less, to a monument at the northwesterly corner of the within described parcel; thence running $S34^{\circ}13'18''W$ along a bobwire fence and other land of the Grantors a distance of 452.89 feet to a monument; thence running $S23^{\circ}18'25''W$ along other land of the Grantors a distance of 318.16 feet to the steel plug at the point and place of beginning.

SCHEDULE "A-1"

A certain piece or parcel of land situated in the Town of Ledyard, County of New London and State of Connecticut as shown on a map or plan entitled "Survey map prepared for Town of Ledyard Shewville Road Ledyard, Connecticut Lot 480R Shewville Road-Property to be Conveyed by William J. Loftus, Jr. and Dorothy M. Loftus to the Town of Ledyard, Connecticut date July 9, 1994 Scale 1" = 100' Chandler, Palmer & King, Architecture, Engineering and Surveying 110 Broadway Norwich, CT 06360". Said parcel is more particularly bounded and described as follows:

Beginning at an iron pin set in a corner of stone walls in the easterly line of Shewville Road, thence running S67°45'00"E along said stone wall and land now or formerly of Lester T. Frye a distance of 172.40 feet to a drill hole at a corner of stone walls; thence running S01°16'40"W a distance of 403.92 feet to a monument; thence running S59°31'57"E along other land of the Grantors a distance of 617.19 feet to a monument set in the westerly line of the premises described in Schedule A; thence running N34°13'18"E along the westerly line of the premises described in Schedule A a distance of 20.04 feet; thence running N59°31'57"W along other land of the Grantors a distance of 606.76 feet to a point distant 20 feet northeasterly from the monument marking the southerly end of the second course; thence running N01°16'40"E along other land of the Grantors a distance of 416.64 feet to a point near a stone wall; thence running N67°45'00"W along other land of the Grantors a distance of 186.02 feet to an iron pin in the easterly line of Shewville Road; thence running S15°15'00"W along the easterly line of Shewville Road a distance of 30.22 feet to the point and place of beginning.

No Conveyance Tax Collected

Patricia Karna
Town Clerk of Ledyard

No ^{STATE} Conveyance Tax Collected

Patricia Karna
Town Clerk of Ledyard

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

And also, we the said grantors do for ourselves and our heirs, executors and administrators, covenant with the said grantee and its successors, ~~heirs~~ and assigns, that at and until the ensailing of these presents, we are well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and 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 it the said grantee and its successors, ~~heirs~~ and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

In Witness Whereof, we have hereunto set our hand^s and seals this 22nd day of November in the year of our Lord nineteen hundred and ninety four Signed, Sealed and Delivered in presence of

Edward B. O'Connell
Edward B. O'Connell
Ellen C. Brown
ELLEN C. BROWN

William J. Loftus, Jr. L.S.
WILLIAM J. LOFTUS, JR.
Dorothy W. Loftus L.S.
DOROTHY W. LOFTUS
L.S.

State of Connecticut, }
County of New London } SS. New London

On this the 22nd day of November, 19 94, before me, Edward B. O'Connell, the undersigned officer, personally appeared William J. Loftus, Jr. and Dorothy W. Loftus

known to me (or satisfactorily proven) to be the persons whose names subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained, as their free act and deed.

In Witness Whereof, I hereunto set my hand and official seal.
Edward B. O'Connell
Edward B. O'Connell
Commissioner of Superior Court
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 _____, 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

Latest address of Grantee:
No. and Street Ledyard Town Hall
City Ledyard
State CT Zip 06339

RECEIVED FOR RECORD AT LEDYARD, CT,
ON 11-22-94 AT 3:43 P. M.
ATTEST: PATRICIA KARNS, TOWN CLERK