INSTR # 2007003224 VOL 00446 PG 0594 RECD 09/04/2007 12:44:26 PM
CALVIN K. BROWNER TOWN CLERK LEDYARD CT
NO CONVEYANCE TAX

Warranty Deed

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

KNOW YE, THAT the **MASHANTUCKET PEQUOT TRIBAL NATION** a/k/a the **MASHANTUCKET PEQUOT TRIBE**, a federally recognized American Indian Tribe of the Town of Mashantucket, County of New London and State of Connecticut, for the consideration of **ONE ($1.00) DOLLAR** and other valuable consideration received to its full satisfaction of **THE TOWN OF LEDYARD**, a Municipal Corporation located in New London County in the State of Connecticut, (Mailing Address: 741 Colonel Ledyard Highway, Ledyard, Connecticut 06339) does hereby grant, bargain, sell and confirm unto the said **TOWN OF LEDYARD** a certain tract of parcel of land, located in the Town of Ledyard, County of New London and State of Connecticut, known as _____ **Clark Farm Road,** more particularly described in Schedule A, attached hereto and made a part hereof.

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

AND ALSO, the said grantor does for its successors and assigns, covenant with the said grantee its successors and assigns, that at and until the ensealing of these presents it is well seized of the premises, as a good indefeasible estate in **FEE SIMPLE**; and has 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, the said grantor does by these presents bind itself and its heirs, and assigns forever to **WARRANT AND DEFEND** the above granted and bargained premises to it the said grantee, its successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 4th day of September, Two Thousand and Seven.

Signed, Sealed and Delivered in presence of:

Kenneth M. Reels
KENNETH M. REELS

CHARLENE JONES

Mashantucket Pequot Tribal Nation

Michael J. Thomas
By: MICHAEL J. THOMAS
Its CHAIRMAN
Duly Authorized

STATE OF CONNECTICUT

ss: Mashantucket September 4, 2007

COUNTY OF NEW LONDON

On this the 4th day of September, 2007, before me, the undersigned officer, personally appeared Michael J. Thomas, *who acknowledged him/herself to be the* Chairman *of the Mashantucket Pequot Tribal Nation, and that he/she as such* Chairman *being authorized to do so, executed the foregoing instrument for the purposes therein contained.*

HENRY SOCKBESON
Commissioner of the Superior Court
~~*Notary Public*~~
My commission expires _____

BROWN JACOBSON P.C.
ATTORNEYS AT LAW
22 COURTHOUSE SQUARE P.O. BOX 391 NORWICH, CONNECTICUT 06360-0391
JURIS # 06537 (860) 889-3321

190338 – Warranty Deed – MPTN/Ledyard

SCHEDULE A

A certain tract or parcel of land, with the buildings thereon, situated on the westerly sides of Colonel Ledyard Highway and Bolduc Drive (the old Poquetanuck-Ledyard Center Road), in the Town of Ledyard, County of New London and State of Connecticut, bounded and described as follows:

Beginning on the westerly line of Colonel Ledyard Highway at the southeasterly corner of land now or formerly of Edwin H. and Edna J. Christiansen and running thence westerly by said Christiansen land and land now or formerly of Karl M. and Susan P. Wirmann to land now or formerly of A. Gilbert Hagen; thence southerly to said Hagen land to a point then easterly by said Hagen land and land now or formerly of Earl B. Geer to land now or formerly of Elroy J. and Rosa Anna Bolduc; thence northerly, easterly, northerly and easterly by said Bolduc land to land now or formerly of Katherine Wojtkiewicz; thence easterly by said Wojtkiewicz land to the westerly line of Bolduc Drive; and thence northerly by the westerly line of said Bolduc Drive and the westerly line of Colonel Ledyard Highway to the point of beginning.

Subject to the following easements:

Easements from Joseph A. Clark and Fannie L. Clark to the Eastern Connecticut Power Company dated December 7, 1917 and recorded in Volume 12, page 158, and December 14, 1918 and recorded in Volume 12, page 211 of the Ledyard Land Records.

Easement from Joseph A. Clark and Fannie M. Clark to the Connecticut Light and Power Company dated September 19, 1951 and recorded in Volume 21, page 219 of the Ledyard Land Records.

Subject also to the following:

Zoning and building restriction, ordinances, and regulations now or hereafter adopted by said town, village, municipality, or other governmental authority having jurisdiction of the premises or any part thereof.

Covenants, restrictions, declarations, easements, and agreements, if any, of record.

Together with and subject to a reservation to discharge water as stated in deed dated April 9, 1936 and recorded in Volume 16, page 147 of the Ledyard Land Records.

Said parcel is shown on maps recorded in the Land Records of the town of Ledyard as #1390 and #1391 entitled "MAP SHOWING PROPERTY OF THE 1025 GROUP RT 117 COLONEL LEDYARD HWY LEDYARD, CONNECTICUT date 11-14-87 scale 1" = 100' sheets 1 of 2 and 2 of 2 STRAUSS ENGINEERING ASSOCIATES, Inc., Avon, Connecticut".

Reference is made to the quit claim deed from Federal Deposit Insurance Corporation as Receiver of New England Savings Bank to Mashantucket Pequot Tribe dated August 23, 1994 and recorded August 25, 1994 in Volume 245, page 375 of the Ledyard Land Records.