

CD#4

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT	
A & R ASSOCIATES INC	1 Level	5 Private Well	1 Paved	5 Industrial	Description	Code	Appraised
69 NOYCE AVE	6 Private Septic				VAC CM LN	5-2	91,900
STONINGTON CT 06378							64,330
SUPPLEMENTAL DATA				Solar Pane Generator			
Alt Prcld ID 138-1380-5A				Forest Farm M/PT SB			
Sub-div 3070				Assoc Ptd#			
Dev.Lot Survey# Elderly Census GIS ID							
VISION							
LEDYARD, CT							
6072							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
A & R ASSOCIATES INC	640	238	01-04-2024	U	V	405,000	31	2023	5-2	64,330	2022	5-2	64,330			
7 LORENZ LLC	0569	0248	08-30-2018	U	I	125,000										
Total																

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm Int
Year	Description						
Total							

ASSESSING NEIGHBORHOOD		Amount	Code	Description	Number	Amount	Comm Int
Nbhd	Nbhd Name						
1750	B			Tracing			
Total							

OTHER ASSESSMENTS		Amount	Code	Description	Number	Amount	Comm Int
Year	Description						
Total							

BUILDING PERMIT RECORD		Amount	Insp Date	% Comp	Date Comp	Comments
Permit Id	Issue Date					
Total Appraised Parcel Value						

VISIT / CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpost/Result
Permit Id	Issue Date						
Total Appraised Parcel Value							

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	3900	DEVEL LAND			0.960	AC	125,000.00	1.02083	C	1.00	1750	0.750		95,700	91,900
Total Card Land Units															
Total Land Value															

BUILDING PERMIT RECORD									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	
Total Appraised Parcel Value									

VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	
Total Appraised Parcel Value									

APPRaised VALUE SUMMARY									
Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
Total									

This signature acknowledges a visit by a Data Collector or Assessor

APPRaised Bldg. Value (Card) 0
 APPRAISED Xr (B) Value (Bldg) 0
 APPRAISED Ob (B) Value (Bldg) 0
 APPRAISED Land Value (Bldg) 91,900
 Special Land Value 0
 Total APPRAISED Parcel Value 91,900
 Valuation Method C

NOV 05 2025
 Land Use Department

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style: 99	00	Vacant Land			
Model: 00					
Grade:					
Stories:					
Occupancy:					
Exterior Wall 1					
Exterior Wall 2					
Roof Structure:					
Roof Cover					
Interior Wall 1					
Interior Wall 2					
Interior Flr 1					
Interior Flr 2					
Heat Fuel:					
Heat Type:					
AC Type:					
Total Bedrooms					
Total Bthrms:					
Total Half Baths					
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:					
Kitchen Style:					

MIXED USE		
Code	Description	Percentage
3900	DEVEL LAND	100
		0
		0

COST / MARKET VALUATION

Building Value New
 Adjusted Base Rate
 Year Built
 Effective Year Built
 Depreciation Code
 Remodel Rating
 Year Remodeled
 Depreciation %
 Functional Obsol
 External Obsol
 Trend Factor
 Condition
 Condition %
 Percent Good
 RCNLD
 Dep % Ovr
 Dep Ovr Comment
 Misc Imp Ovr
 Misc Imp Ovr Comment
 Cost to Cure Ovr
 Cost to Cure Ovr Comment

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Bilt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undepec Value
	Ttl Gross Liv / Lease Area	0	0	0		0

No Sketch

After recording return to:

Deasy & Moriarty, LLC
P.O. Box 102
86 Denison Ave., Floor 2
Mystic, CT 06355

INSTR # 2024000017 VOL 640 PG 238
RECORDED 01/04/2024 12:38:55 PM
PATRICIA A. RILEY
TOWN CLERK LEDYARD CT
TOWN CONVEYANCE TAX \$1,012.50
STATE CONVEYANCE TAX \$5,062.50

WARRANTY DEED

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

KNOW YE, that 7 LORENZ LLC, a Connecticut Limited Liability Company, with an address of 41 Walnut Street, Hartford, Connecticut, hereinafter referred to as "Grantor," for the consideration of **FOUR HUNDRED FIVE THOUSAND AND 00/100 AND 00/100 Dollars (\$405,000.00)**, received to its full satisfaction of A & R ASSOCIATES, INC., a Connecticut Corporation with an address of 69 Noyes Avenue, Stonington, Connecticut hereinafter referred to as "Grantee," does give, grant, bargain, sell, convey and confirm unto the said "Grantee", all that certain parcel of land, with any buildings and improvements thereon, located in the Town of Ledyard and State of Connecticut, being more particularly bounded and described as 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 the said "Grantee," its successors and assigns forever to them 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, Grantor 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 the heirs, successors and assigns of such Grantor forever to WARRANT AND DEFEND the above granted and bargained premises to the said "Grantee," its successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

WARRANTY DEED

PECK & TUNESKI, P.C

10 PEARL STREET, NEW LONDON, CONNECTICUT 06320 | (860) 447-3370
118 NEW LONDON TURNPIKE, NORWICH, CONNECTICUT 06360 | (860) 886-9225

RECEIVED

OCT 29 2024

Land Use Department

IN WITNESS WHEREOF, Grantor has caused these Presents to be executed this 28th day of December, 2023.

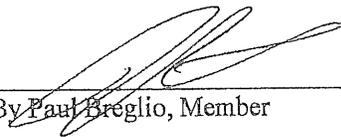
Signed, Sealed and Delivered in the presence of:

Witnesses:

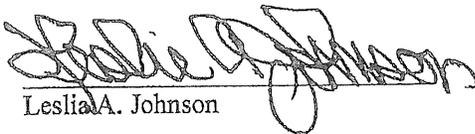


Garon Camassar

7 LORENZ LLC



By Paul Breglio, Member



Leslie A. Johnson

STATE OF CONNECTICUT

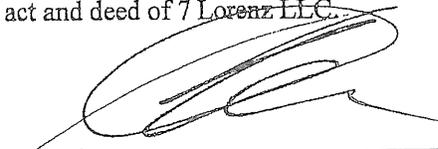
)

) ss: New London

COUNTY OF NEW LONDON

)

On this the 28th day of December, 2023, before me, the undersigned officer, personally appeared Paul Breglio, Member of 7 Lorenz LLC, known to me (or personally proven) to be the person whose name is subscribed to the within instrument and acknowledged that such signature was executed for the purposes therein contained, as his free act and deed and the free act and deed of 7 Lorenz LLC.



Garon Camassar
Commissioner of Superior Court

WARRANTY DEED

PECK & TUNESKI, P.C

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Schedule "A"

5 Lorenz Industrial Parkway (MBL 138-1380-5), Ledyard, Ct

All that certain piece or parcel of land, together with the buildings and improvements thereon, situated in the Town of Ledyard, County of New London and State of Connecticut, being known as 5 Lorenz Industrial Parkway, and being shown as "5 Area = 177,618 Sq. Ft. 4.07 Acres" on a Map entitled "Plan Showing Resubdivision Property of 7 Lorenz LLC 5 Lorenz Industrial Parkway Ledyard, Connecticut Scales as Shown August 2021 Revised December 9, 2021 Sheet 1 of 3 Dieter & Gardner Land Surveyors Planners" which Map is on file in the Office of the Ledyard Town Clerk as Map No. 3070 to which further reference may be had for a more particular description.

Together with a Declaration of Easement Agreement dated July 18, 2022 and recorded in Volume 624 at Page 471 of the Ledyard Land Records.

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.

WARRANTY DEED

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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.

5A Lorenz Industrial Parkway (MBL 138-1380-5A), Ledyard, Ct

All that certain piece or parcel of land, together with the buildings and improvements thereon, situated in the Town of Ledyard, County of New London and State of Connecticut, being known as 5 Lorenz Industrial Parkway, and being shown as "5A Area = 41,629 Sq. Ft. 0.96 Acres" on a Map entitled "Plan Showing Resubdivision Property of 7 Lorenz LLC 5 Lorenz Industrial Parkway Ledyard, Connecticut Scales as Shown August 2021 Revised December 9, 2021 Sheet 1 of 3 Dieter & Gardner Land Surveyors Planners" which Map is on file in the Office of the Ledyard Town Clerk as Map No. 3070 to which further reference may be had for a more particular description.

Together with a Declaration of Easement Agreement dated July 13, 2022 and recorded in Volume 624 at Page 471 of the Ledyard Land Records.

WARRANTY DEED

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