

**Return To:**

Jessica Andersen Heuschele,  
George Gregory Heuschele  
and Janet W. Andersen

13 Pinelock Drive  
Gales Ferry, CT 06335

INSTR # 2024001181 VOL 644 PG 218  
RECORDED 05/28/2024 02:08:27 PM  
PATRICIA A. RILEY  
TOWN CLERK LEDYARD CT  
TOWN CONVEYANCE TAX \$1,767.50  
STATE CONVEYANCE TAX \$5,302.50

**EXECUTOR DEED**

**Kathleen Standish, Executor of the Estate of Robert C. Derda**

**To All People to Whom These Presents Shall Come, Greetings:**

**KNOW YE, THAT I, Kathleen Standish, duly appointed Executor under the WILL for the Estate of Robert C. Derda, late of Colchester, CT, by virtue and in exercise of the power and authority vested in me as Executor as aforesaid in and by ARTICLE VIII, PARAGRAPH C of said WILL, and of every other power and authority to me hereunto enabling me to sell and convey certain real estate of said deceased known as 16 Highview Terrace, Ledyard, CT 06339 and 17 Highview Terrace, Ledyard, CT 06339, and in consideration of the sum of Seven Hundred Seven Thousand And No/100 Dollars (\$707,000.00) received to the Estate's full satisfaction of Jessica Andersen Heuschele and George Gregory Heuschele, of the Town of Gales Ferry, County of New London and State of Connecticut, and Janet W. Andersen, of the Town of Mystic, County of New London and State of Connecticut, do hereby grant, bargain, sell and confirm unto the said Jessica Andersen Heuschele, George Gregory Heuschele and Janet W. Andersen, as Joint Tenants with Full Rights of Survivorship, all such right, title, interest, claim and demand which the said deceased had at the time of his/her death, which said estate now has or which I have as such Executor, with EXECUTOR COVENANTS:**

See Schedule A attached hereto and made a part hereof.

Said premises are subject to the following encumbrances:

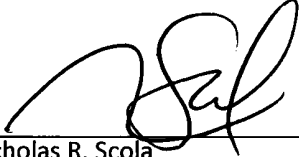
1. Any and all provisions of any ordinance, municipal regulation, public or private law.
2. Any assessments or pending assessments for which a lien or liens have not as yet been filed.
3. Any provisions, if applicable, of any inland/wetlands or coastal wetland statutes, ordinances, rules and regulations.

As partial consideration for this conveyance, the herein Grantees agree to assume and pay all real estate taxes and other municipal charges hereafter coming due on the within described premises.

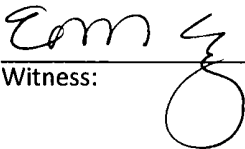
TO HAVE AND TO HOLD the above granted and bargained premises with the appurtenances thereof, unto the said Grantees, their heirs and assigns forever, to their own proper use and behoof. And I, the said Executor, do hereby covenant with the Grantees, their heirs and assigns, that I have full power and authority as Executor aforesaid to grant and convey the above described premises in manner and form as aforesaid do further covenant to **WARRANT AND DEFEND** the same to the said Grantees, their heirs and assigns, against the claims of any person whomsoever claiming by, from or under us as **Executor for Estate of Robert C. Derda**, as aforesaid

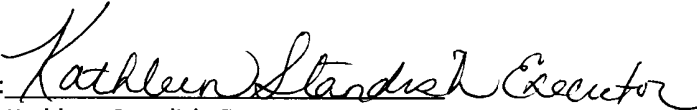
IN WITNESS WHEREOF, I have hereunto set my hands and seals this May 24, 2024.

Signed, Sealed and Delivered in the Presence of:

  
\_\_\_\_\_  
Witness: Nicholas R. Scola

Estate of Robert C. Derda

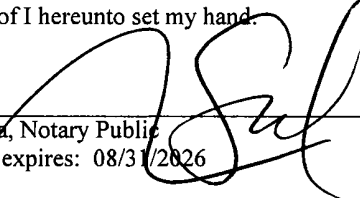
  
\_\_\_\_\_  
Witness:

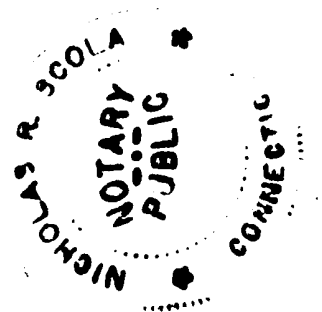
BY:  Executor  
Kathleen Standish, Executor

State of Connecticut  
County of New London ss. Mystic

On this the May 24, 2024, before me appeared Kathleen Standish who acknowledged herself to be the Executor of Estate of Robert C. Derda, and that she, as such Executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by herself as Executor.

In witness whereof I hereunto set my hand.

  
\_\_\_\_\_  
Nicholas R. Scola, Notary Public  
My Commission expires: 08/31/2026



## SCHEDULE "A"

Two certain tracts of land in the Town of Ledyard, county of New London, and State of Connecticut, as shown on a plan entitled: "Boundary Survey and Detailed Lot Layout Map Gray Farms Subdivision Section V Colonel Ledyard Highway & Gallup Hill Road Ledyard, Connecticut Property of & Prepared for Flintlock Associates Limited Partnership Scale: 1" = 100' Sheet 2 of 7 November 15, 1989 Rev. March 28, 1990 Rev. Dec. 1, 1990" which plan is on file as Map 1660 in the office of the Ledyard Town Clerk, more particularly bounded and described as follows:

### Parcel One a/k/a 17 Highview Terrace

Commencing at a point at the southerly end of Highview Terrace; and thence running S 10° 30' 42" E 71.80 feet, in part along land now or formerly of Condon and in part along land now or formerly of the Town of Ledyard, to an iron pipe; and thence running N 79° 29' 18" E 829.27 feet along land now or formerly of the Town of Ledyard to an iron pin; and thence running S 23° 36' 16" E 706.45 feet along land now or formerly of the Town of Ledyard to a drill hole; and thence running S 08° 09' 26" E 315.37 feet along a stone wall and said land now or formerly of the Town of Ledyard, to a drill hole; and thence running S 08° 38' 27" E 125.19 feet along a stone wall and said land now or formerly of the Town of Ledyard, to a drill hole; and thence running S 06° 51' 45" E 155.19 feet along a stone wall and said land now or formerly of the Town of Ledyard, to a drill hole; and thence running S 10° 03' 38" E 57.08 feet along a stonewall and land now or formerly of Santoro to a drill hole at a wall corner; and thence running N 77° 11' 00" W 101.32 feet along a stone wall and land now or formerly of Champlin to an iron pipe; and thence running S 76° 32' 26" W 138.85 feet along a stone wall and said Champlin land to a drill hole; and thence running N 77° 31' 41" W 96.72 feet along a stonewall and land now or formerly of Holmes, to a drill hole; and thence running N 76° 18' 41" W 140.43 feet along a stone wall and said Holmes land to a drill hole; and thence running N 77° 35' 57" W 283.85 feet along a stone wall and, in part along said Holmes land and, in part, along land now or formerly of Gordon to a merestone at a wall corner; and thence running N 01° 05' 47" E 527.31 feet along a stone wall and along land now or formerly of Flintlock Associates Limited Partnership to a drill hole; and thence running N 00° 37' 34" E 225.29 feet along a stone wall and said Flintlock Associates land to a drill hole; and thence running S 89° 50' 11" W 241.71 feet along a stone wall and said Flintlock Associates land to a drill hole; and thence running N 51° 07' 15" W 306.49 feet along said Flintlock Associates land to an iron pin; and thence running N 10° 30' 42" W 90.57 feet along said Flintlock Associates land to the southerly end of Highview Terrace; and thence running northeasterly along the arc of a circle having a radius of 60 feet and along the southerly end of Highview Terrace 25.00 feet to the place of beginning.

### Parcel Two a/k/a 16 Highview Terrace

Commencing at an iron pin at the southerly end of Highview Terrace and thence running S 10° 30' 42" E 90.57 feet along other land now or formerly of Flintlock Associates Limited Partnership to an iron pin; and thence running S 51° 07' 15" E 306.49 feet along said Flintlock Associates land to a drill hole; and thence running N 89° 50' 11" E 241.71 feet along a stone wall and said Flintlock Associates land to a drill hole; and thence running S 00° 37' 34" W 225.29 feet along a stone wall and said Flintlock Associates land to a drill hole; and thence running S 01° 05' 47" W 527.31 feet along a stone wall and said Flintlock Associates land to a merestone at a wall corner; and thence running N 76° 12' 55" W 288.59 feet along a stone wall and along land now or formerly of Gordon, land now or formerly of Elliott, and land now or formerly of Cavanaugh, in part along each, to a drill hole; and thence running N 77° 34' 29" W 243.15 feet along a stone wall and along land now or formerly of Cavanaugh and land now or formerly of Holdridge, in part along each, to a drill hole; and thence running N 78° 58' 32" W 96.14 feet along a stone wall and said Holdridge land to an iron pipe at a wall corner; and thence running N 12° 55' 07" W 62.67 feet along a stone wall and land now or formerly of H.L.M. Development Inc. to a drill hole; and thence running N 13° 18' 44" W 160.85 feet along land of the last named property owner to a drill hole at a wall corner; and thence running N 08° 49' 55" W 129.63 feet along land of said last named property owner to an iron pin; and thence running N 14° 03' 29" W 208.53 feet along land of said last named property owner to an iron pipe; and thence running N 11° 57' 40" W 12.24 feet along land of said last named property owner to a drill hole; and thence running N 09° 52' 55" W 84.75 feet along land of said last named property owner to a drill hole; and thence running N 16° 18' 12" W 120.26 feet along land of said last named property owner to an iron pin; and thence running N 10° 17' 09" W 73.37 feet along land of said last named property owner to an iron pipe; and thence running N 11° 41' 24" W 80.14 feet along land of said last named property owner to an iron pin; and thence running N 79° 29' 15" E 262.87 feet along land now or formerly of Pyle to an iron pin in the westerly line of Highview Terrace; and thence running southerly, southeasterly, and easterly along Highview Terrace and along the arc of a circle having a radius of 60.00 feet a distance of 108.80 feet to the place of beginning.

DRAINAGE EASEMENT

KNOWN ALL MEN BY THESE PRESENTS:

That FLINTLOCK ASSOCIATES LIMITED PARTNERSHIP, of the Town of Ledyard, County of New London and State of Connecticut, for the consideration of One Dollar and other valuable considerations received to its full satisfaction of J. and I. ENTERPRISES, of the Town of Ledyard in the County of New London and State of Connecticut, does hereby give and grant unto the said J. and I. ENTERPRISES, its successors and assigns forever, a full and perpetual ninety foot (90') wide drainage easement over, under and across a certain piece or parcel of land of FLINTLOCK ASSOCIATES LIMITED PARTNERSHIP situated in the Town of Ledyard, County of New London and State of Connecticut, being more particularly described as follows:

Beginning at a point which is the northwest corner herein described drainage easement at a point in the easterly line of land now or formerly of Edward L. Lorenz at the southwest corner of land now or formerly of W. David and Sherri L. Parker (which is Lot 14 Gray Farms Subdivision-Section III);

Thence N 79° 27' 00" E along the southerly line of said Lot 14 222.18 feet to a point;

Thence S 10° 33' 00" E - 90.00 feet to a point;

Thence S 79° 27' 00" W - 220.00 feet to a point on the easterly line of land now or formerly of said Lorenz;

Thence N 10° 18' 42" W along land of Lorenz 9.76 feet to an iron pin;

Thence N 12° 08' 04" W continuing along land now or formerly of Lorenz 80.27 feet to the point and place of beginning.

Said drainage easement is shown as "Proposed Drainage Easement" on a subdivision plan entitled "Section II - Commercial Resubdivision-Prepared for J. AND I. ENTERPRISES-Ledyard, Conn. - Megson & Heagle - Civil Engineers & Land Surveyors - Glastonbury, Conn. - Date 9-20-86, Rev. 2-11-87, Rev. 6-17-87 - Scale 1" = 40' - Map No. 143-85-1 Sheet 8 of 12.

The grantors give to the said J. AND I. ENTERPRISES, its successors and assigns forever, the right to enter upon the said lands of the grantors subject to said easement by its partners, officers, agents, servants and employees for the purposes of drainage and of constructing, installing, building, maintaining, cleaning, repairing, reconstructing and inspecting at all reasonable time drainage facilities, pipes, and catch basins,



with appurtenances thereto.

Any expenses in connection with such use shall be borne by J. AND I. ENTERPRISES, its successors and assigns. If at any future time the use of said easement is terminated by the grantee, its successors or assigns then said grantee, successors or assigns shall bear the cost of restoring the premises to the condition that it was prior to the development and installation of said drainage facilities.

By acceptance of this easement, the Grantee hereunder, its successors and assigns hereby agrees to indemnify and hold harmless the Grantor, its successors and assigns from any and all claims, losses or damages that may arise from the use of the easement or construction related thereto. the Grantee further agrees that any work performed on the easement area shall be performed by workers covered with Workman's Compensation insurance and liability insurance, certificates of which shall be provided to the Grantor prior to any work.

TO HAVE AND TO HOLD the premises for the aforesaid purposes unto the said J. AND I. ENTERPRISES, its successors and assigns forever.

IN WITNESS WHEREOF we have hereunto set our hands and seals at New London, Connecticut, this 30th day of July 1987.

IN PRESENCE OF

FLINTLOCK ASSOCIATES LIMITED  
PARTNERSHIP

Michael D. Shapiro  
Michael D. Shapiro

Patricia A. Stratos  
Patricia A. Stratos

John C. Ellis  
JOHN C. ELLIS

STATE OF CONNECTICUT

SS: New London

July 30, 1987

COUNTY OF NEW LONDON

Personally appeared John C. Ellis  
signer and sealer of the foregoing Instrument and acknowledged  
the same to be his free act and deed before me,

H.M. LUBIN  
ATTORNEY-AT-LAW  
1600 ROUTE 12  
DALES PERRY, CT  
JURIS NO. 027163

RECEIVED FOR RECORD AT LEDYARD, CT.  
ON 8-13-87 AT 9:27 A.M.  
ATTEST: PATRICIA KARNS, TOWN CLERK

Michael D. Shapiro  
Michael D. Shapiro  
Commissioner of Superior Court

After recording, please return to:

Habitat For Humanity ECT  
377 Broad St  
New London, CT 06320

INSTR # 2017002782  
VOL 560 PG 436  
RECORDED 10/19/2017 10:04:17 AM  
PATRICIA A. RILEY  
TOWN CLERK LEDYARD CT  
NO CONVEYANCE TAX

QUITCLAIM DEED


COLBY HEIGHTS, LLC, a Connecticut limited liability company with an office located at c/o The Simon Konover Company, 342 North Main Street, Suite 200, West Hartford, Connecticut 06117 ("Grantor") for NO CONSIDERATION, grants to HABITAT FOR HUMANITY OF EASTERN CONNECTICUT, INC., a Connecticut non-stock corporation with limited liability company with an office located at 377 Broad Street, New London, Connecticut ("Grantee") with QUITCLAIM COVENANTS, all that certain real property known as No. 9 Colby Drive, Ledyard, Connecticut, and being more particularly bounded and described on Schedule A attached hereto and made a part hereof (the "Property").

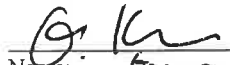
Signed this 13 day of October, 2017.

Witnessed by:

COLBY HEIGHTS, LLC  
BY: SK RESIDENTIAL CORPORATION,  
ITS MANAGER

  
Name: Marilyn S. Derouin

By:   
James Wakim  
Its Executive Vice President

  
Name: Gregory Konover

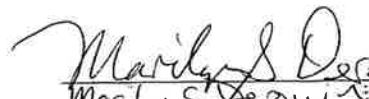
STATE OF CONNECTICUT

COUNTY OF Hartford

} ss. West Hartford October 13, 2017

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of October, 2017, by SK RESIDENTIAL CORPORATION AND JAMES WAKIM, ITS EXECUTIVE VICE PRESIDENT, who acknowledged that SK RESIDENTIAL CORPORATION is the Manager of COLBY HEIGHTS, LLC, acting for and on behalf of Colby Heights, LLC, and that JAMES WAKIM, EXECUTIVE VICE PRESIDENT OF SK RESIDENTIAL CORPORATION, being authorized to do so, executed the foregoing instrument as his free act and deed, and the free act and deed of Colby Heights, LLC for the purposes therein contained, by signing the name of Colby Heights, LLC, and by signing SK RESIDENTIAL CORPORATION, as Manager.

In witness whereof, I hereunto set my hand.

  
Marilyn S. Derouin  
Commissioner of the Superior Court  
Notary Public

MARILYN S. DEROUIN  
NOTARY PUBLIC  
MY COMMISSION EXPIRES DEC. 31, 2018

## SCHEDULE A

9 Colby Drive, Ledyard, Connecticut

A certain parcel of land with all buildings and improvements therein situated on the northerly side of Colby Drive, in the Town of Ledyard, County of New London and State of Connecticut said parcel is shown as 9 Colby Drive on a plan entitled "Subdivision Plan Prepared for Konover Investments Corporation & Realcom, LLC Colby Drive & Iron Street Ledyard, Ct. Boundary Plan Date: 2/1/05 Sheet 2 last revision: Final Conditions of Approval 3 6/08/05"

More particularly bounded and described as follows;

Beginning at a point in the northerly line of Colby Drive and a point in the easterly line of land now or formerly of J & I Enterprises;

Thence running N04°-42'-17"W, 90.03 feet along the easterly line of said J & I Enterprises to a point marked by a rebar;

Thence running N07°-45'-10"W, 70.06 feet along the easterly line of said J & I Enterprises to a point marked by a rebar;

Thence running N09°-10'-53"W, 105.17 feet along the easterly line of said J & I Enterprises to a point marked by a rebar;

Thence running N31°-29'-22"W, 44.65 feet along the easterly line of said J & I Enterprises to a point marker by a rebar;

Thence running N12°-34'-58"W, 62.81 feet along the easterly line of said J & I Enterprises to a point marked by a drill hole;

Thence running N24°-13'-19"W, 106.56 feet along the easterly line of said J & I Enterprises to a point marking the northwesterly corner of the herein described parcel and the southwesterly corner of 50 Iron Street as shown on the aforementioned plan;

Thence running N65°-31'-48"E, 225.23 feet along the southerly line of said 50 Iron Street to a point in the westerly line of 11 Colby Drive as shown on the aforementioned plan;

Thence running S37°-33'-00"E, 274.75 feet along the westerly line of said 11 Colby Drive to an angle point;

Thence running S18°-00'-00"W, 327.44 feet along the westerly line of said 11 Colby Drive to a point marking the southeasterly corner of the herein described parcel and a point in the northerly line of Colby Drive;

Thence running along a curve to the left having a radius of 210.00 feet and a length of 109.15 feet with a chord bearing of S86°-08'-14"W and a chord length of 107.93 feet to a point of tangency;

Thence running S71°-14'-48"W, 51.74 feet along the northerly line of Colby Drive to the point and place of beginning.

Said Parcel containing 112,610 square feet or 2.82 acres.

The premises will be conveyed to and accepted by the Grantees subject to:

1. Zoning and building regulations, if any, and all provisions of any ordinance, governmental regulation or public or private law affecting said premises, provided there are no violations thereof at the time of closing.
2. Any state of facts which an accurate survey of the premises might disclose.
3. Any and all assessments which may on or after the date hereof be levied against or become a lien on said premises for any municipal improvements hereafter made.
4. The second half of taxes to the Town of Ledyard on the October 1, 2016 Assessment List and all subsequent years thereafter, which the Grantee hereby assumes and agrees to pay.
5. Declaration of Restrictions and Covenants Regarding Sale, Transfer or Development of Subdivision Lots in favor of the Town of Ledyard Planning and Zoning Commission dated June 3, 2014 and recorded June 11, 2014 in Volume 523 at Page 864 of the Ledyard Land Records.
6. Easements and notes shown on the aforementioned map.



After recording, please return to:

HABITAT FOR Humanity EET  
377 Broad St  
New London, CT 06320

INSTR # 2017002783  
VOL 560 PG 439  
RECORDED 10/19/2017 10:04:17 AM  
PATRICIA A. RILEY  
TOWN CLERK LEDYARD CT  
NO CONVEYANCE TAX

**QUITCLAIM DEED**

**COLBY TERRACE, LLC**, a Connecticut limited liability company with an office located at c/o The Simon Konover Company, 342 North Main Street, Suite 200, West Hartford, Connecticut 06117 ("**Grantor**") for **NO CONSIDERATION**, grants to **HABITAT FOR HUMANITY OF EASTERN CONNECTICUT, INC.**, a Connecticut non-stock corporation with limited liability company with an office located at 377 Broad Street, New London, Connecticut ("**Grantee**") with **QUITCLAIM COVENANTS**, all that certain real property known as **No. 11 Colby Drive, Ledyard, Connecticut**, and being more particularly bounded and described on **Schedule A** attached hereto and made a part hereof (the "Property").

Signed this 13 day of October, 2017.

Witnessed by:

COLBY TERRACE, LLC  
BY: SIMON KONOVER  
DEVELOPMENT CORPORATION, ITS  
MANAGER

Marilyn S. Deroun  
Name: Marilyn S. Deroun

By: James Wakim  
Its Executive Vice President

Gregory Konover  
Name: Gregory Konover

STATE OF CONNECTICUT

COUNTY OF Hartford

) ss. West Hartford October 13, 2017

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of October, 2017, by SIMON KONOVER DEVELOPMENT CORPORATION AND JAMES WAKIM, ITS EXECUTIVE VICE PRESIDENT, who acknowledged that SIMON KONOVER DEVELOPMENT CORPORATION is the Manager of COLBY TERRACE, LLC, acting for and on behalf of Colby Terrace, LLC, and that JAMES WAKIM, AS EXECUTIVE VICE PRESIDENT OF SIMON KONOVER DEVELOPMENT CORPORATION, being authorized to do so, executed the foregoing instrument as his free act and deed, and the free act and deed of Colby Terrace, LLC for the purposes therein contained, by signing the name of Colby Terrace, LLC, and by signing SIMON KONOVER DEVELOPMENT CORPORATION as Manager.

In witness whereof, I hereunto set my hand.

Marilyn S. Deroun  
Commissioner of the Superior Court  
Notary Public

MARILYN S. DEROUN  
NOTARY PUBLIC  
MY COMMISSION EXPIRES DEC. 31, 2018

## SCHEDULE A

### 11 Colby Drive, Ledyard, Connecticut

A certain parcel of land with all buildings and improvements therein situated on the easterly side of Colby Drive, in the Town of Ledyard, County of New London and State of Connecticut said parcel is shown as 11 Colby Drive on a plan entitled "Boundary Line Adjustment Plan On Property of HLM Developments, Inc. A.K.A. H.L.M. Developments, Inc. Colby Drive and Colonel Ledyard Highway Ledyard, Connecticut Scale: 1" = 100' Date: March 1, 2006 Job No. 05-157" and recorded as Map #2458 on the Town of Ledyard Land Records.

More particularly bounded and described as follows;

Beginning at a point in the easterly line of Colby Drive at the southwesterly corner of the herein described parcel and the northwesterly corner of land now or formerly of HLM Developments, Inc. also known as 678 Colonel Ledyard Highway;

Thence running N00°-02'-08"W, 61.58 feet along the easterly line of Colby Drive to a point of curvature;

Thence running along a curve to the left having a radius of 646.78 feet and a length of 51.47 feet and chord bearing of N02°-18'-55"W and a chord length of 51.47 feet to a point of tangency;

Thence continuing along the easterly line of Colby Drive N04°-35'-43"W, 421.33 feet to a point of curvature;

Thence running along a curve to the left having a radius of 210.00 feet and a length of 272.61 feet with a chord bearing of N41°-47'-01"W and a chord length of 253.86 feet to a point of tangency and a point marking the southeasterly corner of 9 Colby Drive as shown on the aforementioned plan;

Thence running N18°-00'-00"E, 327.44 feet along the easterly line of said 9 Colby Drive to an angle point;

Thence running N37°-33'-00"W, 274.34 feet along the easterly line of said 9 Colby Drive to the northeasterly corner of 9 Colby Drive and a corner of 50 Iron Street as shown on the aforementioned plan;

Thence running N10°-03'-00"W, 173.00 feet along 50 Iron Street to an angle point;

Thence running N36°-36'-00"W, 75.00 feet along 50 Iron Street to an angle point;

Thence running N63°-00'-15"E, 314.95 feet along the southerly line of said 50 Iron Street to a point in the centerline of a stone wall marking the southeasterly corner of said 50 Iron Street and a point in the westerly line of land now of formerly of Francis D. and Euelene Salvatore;

Thence running S18°-47'-56"E, 70.91 feet along the center line of a stone wall to a drill hole;

Thence running S16°-13'-48"E, 84.04 feet along the center line of said wall to a drill hole;

Thence running S22°-38'-49"E, 76.45 feet along the center line of said wall to a drill hole;

Thence running S16°-45'-55"E, 74.11 feet along the center line of said wall to a drill hole at the corner of said wall;

Thence running S00°-53'-12"W, 136.93 feet to a point;

Thence running S10°-50'-26"E, 66.91 feet to a rebar;

Thence running S11°-06'-32", 168.92 feet to a rebar;

Thence running S13°-32'-45E, 204.64 feet to a drill hole;

Thence running S13°-51'-36"E, 220.84 feet to a rebar;

Thence running S08°-46'-08"E, 129.51 feet to a drill hole at the corner of a stone wall;

Thence running S13°-09'-29"E, 223.51 feet along the center line of said stone wall to a rebar at an intersection of stone walls;

The last eleven courses bounding on the east in part by lands now or formerly of Francis D. and Euelene Salvatore, Michael W. Peckham and Wendi L. Crocker, Sean M. and Rebecca K. Page, Albert P. Edwards and Robert C. Derda;

Thence running S04°-52'-34"W, 226.26 feet along the westerly line of lands now or formerly of Edward F. and Violet M. Lewis;

Thence running S85°36'37"E, 227.74 feet along the northerly line of HLM Developments, Inc. to the point and place of beginning.

Said parcel containing 396,169 square feet or 9.09 acres.

The premises will be conveyed to and accepted by the Grantees subject to:

1. Zoning and building regulations, if any, and all provisions of any ordinance, governmental regulation or public or private law affecting said premises, provided there are no violations thereof at the time of closing.
2. Any state of facts which an accurate survey of the premises might disclose.
3. Any and all assessments which may on or after the date hereof be levied against or become a lien on said premises for any municipal improvements hereafter made.
4. The second half of taxes to the Town of Ledyard on the October 1, 2016 Assessment List and all subsequent years thereafter, which the Grantee hereby assumes and agrees to pay.
5. Declaration of Restrictions and Covenants Regarding Sale, Transfer or Development of Subdivision Lots in favor of the Town of Ledyard Planning and Zoning Commission dated June 3, 2014 and recorded June 11, 2014 in Volume 523 at Page 864 of the Ledyard Land Records.
6. Drainage easement area and notes shown on the aforementioned map.





After recording, please return to:

HABITAT FOR Humanity ECT  
377 Broad St  
New London, CT 06320

INSTR # 2017002784  
VOL 560 PG 442  
RECORDED 10/19/2017 10:04:17 AM  
PATRICIA A. RILEY  
TOWN CLERK LEDYARD CT  
NO CONVEYANCE TAX


**QUITCLAIM DEED**


COLBY VIEW, LLC, a Connecticut limited liability company with an office located at c/o The Simon Konover Company, 342 North Main Street, Suite 200, West Hartford, Connecticut 06117 ("Grantor") for **NO CONSIDERATION**, grants to **HABITAT FOR HUMANITY OF EASTERN CONNECTICUT, INC.**, a Connecticut non-stock corporation with limited liability company with an office located at 377 Broad Street, New London, Connecticut ("Grantee") with **QUITCLAIM COVENANTS**, all that certain real property known as **Colby Drive Roadbed, Ledyard, Connecticut**, and being more particularly bounded and described on **Schedule A** attached hereto and made a part hereof (the "Property").

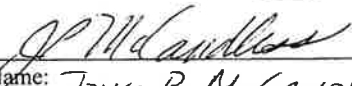
Signed this 12<sup>th</sup> day of October, 2017.

Witnessed by:

COLBY VIEW, LLC

  
Name: William R. Sweeney

By:   
Peter J. Guille, Jr.  
Its Manager, Duly Authorized

  
Name: Joyce P. McClanless


STATE OF CONNECTICUT )  
COUNTY OF NEW LONDON )

ss. New London

October 12, 2017

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of October, 2017, by PETER J. GUILLE, JR., who acknowledged himself to be Manager of COLBY VIEW, LLC, acting for and on behalf of Colby View, LLC, and that he as Manager, being authorized to do so, executed the foregoing instrument as his free act and deed, and the free act and deed of Colby View, LLC for the purposes therein contained, by signing the name of Colby View, LLC, and by signing his name as Manager.

In witness whereof, I hereunto set my hand.

  
William R. Sweeney  
Commissioner of the Superior Court

## SCHEDULE A

### Colby Drive Roadbed, Ledyard, Connecticut

A certain parcel of land situated on the northerly side of Colonel Ledyard Highway, in the Town of Ledyard, County of New London and State of Connecticut said parcel is shown as Colby Drive on a plan entitled "Subdivision Plan Prepared for Konover Investments Corporation & Realcom, LLC Colby Drive & Iron Street Ledyard, Ct. Boundary Plan Date: 2/1/05 Sheet 2 last revision: Final Conditions of Approval 3 6/8/05" and recorded as Map #2363 on the Town of Ledyard Land Records.

More particularly bounded and described as follows:

Beginning at a point in the northerly line of Colonel Ledyard Highway at the southwesterly corner of the herein described parcel and the southeasterly corner of land now or formerly of Howard G. and Elizabeth M. Kaminske;

Thence running N00°-39'-47"W, 223.76 feet along the easterly line of said Kaminske land to a point marking the southeasterly corner of 8 Colby Drive as shown on the abovementioned plan;

Thence running S88°-30'-37"E, 2.64 feet to a point;

Thence running N00°-02'-08"W, 72.34 feet along 8 Colby Drive to a point of curvature;

Thence running along a curve to the left having a radius of 586.78 feet and a length of 46.70 feet with a chord bearing of N02°-18'-55"W and a chord length of 46.68 feet to a point of tangency;

Thence running N04°-35'-43"W, 421.33 feet along the easterly line of 8 Colby Drive to a point of curvature;

Thence running along a curve to the left having a radius of 150.00 feet and a length of 272.69 feet with a chord bearing of N56°-40'-28"W and a chord length of 236.66 feet to a point of tangency;

Thence running S71°-14'-48"W, 66.75 feet along the northerly line of 8 Colby drive to a point marking the northwesterly corner of said 8 Colby Drive;

Thence running N04°-42'-17"W, 61.86 feet to a point marking the southwesterly corner of 9 Colby Drive as shown on the aforementioned plan;

Thence running N71°-14'-48"E, 51.74 feet along the southerly line of said 9 Colby Drive to a point of tangency;

Thence running along a curve to the right having a radius of 210.00 feet and a length of 381.76 feet with a chord bearing of N56°-40'-28"W and a chord length of 331.32 feet to a point of tangency;

Thence running S04°-35'-43"E, 421.33 feet along the westerly line of 11 Colby Drive to a point of curvature;

Thence running along the westerly line of 11 Colby Drive and a curve to the right having a radius of 646.78 feet and a length of 51.47 feet with a chord bearing of S02°-18'-55"E and a chord length of 51.46 feet to a point of tangency;

Thence running S00°-02'-08"E, 302.22 feet along the westerly line of land now or formerly of HLM Developments, Inc. and Perry K. Lorenz;

Thence running along a curve to the left having a radius of 5699.65 feet and a length of 60.60 feet with a chord bearing of N84°-09'-32"W and a chord length of 60.60 feet to the point and place of beginning.

Said parcel containing 69,700 square feet or 1.60 acres, more or less.

The premises will be conveyed to and accepted by the Grantees subject to:

1. Zoning and building regulations, if any, and all provisions of any ordinance, governmental regulation or public or private law affecting said premises, provided there are no violations thereof at the time of closing.
2. Any state of facts which an accurate survey of the premises might disclose.
3. Any and all assessments which may on or after the date hereof be levied against or become a lien on said premises for any municipal improvements hereafter made.
4. The second half of taxes to the Town of Ledyard on the October 1, 2016 Assessment List and all subsequent years thereafter, which the Grantee hereby assumes and agrees to pay.
5. Declaration of Restrictions and Covenants Regarding Sale, Transfer or Development of Subdivision Lots in favor of the Town of Ledyard Planning and Zoning Commission dated June 3, 2014 and recorded June 11, 2014 in Volume 523 at Page 864 of the Ledyard Land Records.
6. Notes and easements shown on the aforementioned map.



INSTR # 2023000890 VOL 632 PG 401  
RECORDED 04/25/2023 12:43:31 PM  
PATRICIA A. RILEY  
TOWN CLERK LEDYARD CT  
TOWN CONVEYANCE TAX \$162.50  
STATE CONVEYANCE TAX \$487.50

Return to: *Kineo Properties*  
*P.O. Box 246*  
*West Mystic Ct 06388*

**WARRANTY DEED**

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

***Know Ye***, that I, WINSTON A. COMRIE , of the Town of Ledyard, County of New London and State of Connecticut (hereinafter referred to as the "Grantor"), **for the consideration of SIXTY FIVE THOUSAND DOLLARS (U.S. \$65,000.00) received to my full satisfaction of KINEO PROPERTIES, LLC.**, a Connecticut Corporation having a mailing address of PO box 246, West Mystic, Connecticut 06388 (hereinafter referred to as the "Grantee"), **do give, grant, bargain, sell and confirm unto the said Grantee, and unto such Grantee's successors and assigns forever, the following described premises:**

**Property Address:  
5 Colby Drive  
Ledyard, Connecticut 06339**

A certain tract or parcel of land, together with the buildings and improvements thereon, if any, situated on the northerly side of Colby Drive in the Town of Ledyard, County of New London and State of Connecticut, known as 5 Colby Drive, and being shown as Lot 5 on a certain map or plan entitled, "Subdivision Plan Section II Commercial Resubdivision Prepared for J. & I. Enterprises Ledyard Conn. Megson & Heagle Civil Engineers & Land Surveyors Glastonbury, Conn. Date: 920-86 Rev. thru 6/17/87, Scale: 1" = 40' Map No. 143-85-1 Sheet 4 of 12", which plan is on file in the Ledyard Land Records as Map #1326 to which reference is made for a more particular description.

**Said premises conveyed subject to easements as of record appear. Grantee herein agrees to assume taxes and assessments hereinafter coming due.**

***To Have and to Hold*** the above granted and bargained premises with the appurtenances thereof unto the said Grantee and unto such grantee's successors and assigns forever, to them and their own proper use and behoof.

***And also***, the said Grantor, does for herself, her successors and assigns covenant with the said Grantee and with such Grantee's 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 it 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.



Claine A. Henschel  
Asst. Town Clerk, Ledyard, CT



## SCHEDULE "A"

A certain tract or parcel of land, together with the buildings and improvements thereon, if any, situated on the southerly side of the cul-de-sac located at the northeasterly end of Colby Drive in the Town of Ledyard, County of New London and State of Connecticut, known as 6 Colby Drive, and being shown as Lot 6 on a certain map or plan entitled "Subdivision Plan Section II Commercial Resubdivision Prepared for J. and I. Enterprises Ledyard Conn. Megson & Heagle Civil Engineers & Land Surveyors Glastonbury, Conn. Date: 9-20-86 Rev. 1-7-86 Correct Dimensions Rev 6-17-87 Drainage Easement & Water R.O.W. Scale: 1" = 40' Map No. 143-85-1 Sheet 4 of 12" which plan is on file in the Ledyard Land Records and being more particularly bounded and described as follows:

Beginning at a monument to be set in the southeasterly street line of the cul-de-sac located at the northeasterly end of Colby Drive at the northwesterly corner of the herein described tract and on the dividing line between the herein described tract and Lot 4 as shown on the above-referenced plan; thence running S 4° 47' 14" E for a distance of 464.30 feet to a monument to be set, bounded southwesterly by said Lot 4; thence running S 84° 50' 41" E for a distance of 104.49 feet to an iron rod, bounded southwesterly by land now or formerly of Marion W. & Maureen M. Lebus as shown on the above-referenced plan; thence running N 5° 09' 07" W for a distance of 130.95 feet to an iron rod; thence running N 2° 48' 23" E for a distance of 90.15 feet to a stump; thence running N 4° 47' 14" W for a distance of 290.44 feet to a monument to be set, the last three courses being bounded by land now or formerly of Edward L. Lorenz as shown on the above-referenced plan; thence running along the southeasterly streetline of Colby Drive S 71° 20' 40" W for a distance of 2.41 feet to a point; thence running along the southerly streetline of the cul-de-sac located at the northeasterly end of Colby Drive along the arc of a curve to the right having a radius of 60.00 feet, a central angle of 108° 11' 23" for a distance of 113.30 feet to a point; thence continuing along the southerly streetline of said cul-de-sac along the arc of a curve to the left having a radius of 30.00 feet, a central angle of 40° 35' 48" for a distance of 21.26 feet to the monument set at the point and place of beginning.

Said premises is conveyed together with a right of way for all purposes over Colby Drive until such time as said Colby Drive is conveyed to the Town of Ledyard as a town road.

Said premises is 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, public or private law and taxes to the Town of Ledyard, Connecticut on the List of October 1, 1999 list and hereafter coming due.

Reference is hereby made to a warranty deed from Dorothy Crary Clark, Charlotte Crawford Geer, Andrew David Avery and Vivian Stanton Williams to J & I Enterprises dated April 11, 1985 and recorded at Volume 142, Page 815 of Ledyard Land Records.

RECEIVED FOR RECORD 01/23/01 AT

2:00 P.M. Peter G. Kallan

ATTEST: PETER G. KALLAN, TOWN CLERK



EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE OF THE LEDYARD PLANNING COMMISSION ON 5/13/90

CHAIRMAN *[Signature]* DATE 12-15-90

APPROVED BY THE LEDYARD PLANNING COMMISSION AS TO COMPLIANCE WITH THE REGULATIONS GOVERNING THE SUBDIVISION OF LAND. ALL IMPROVEMENTS SHALL BE COMPLETED BY 12-15-90

CHAIRMAN *[Signature]* DATE 12-15-90

LOT NUMBERS ASSIGNED BY THE ASSESSOR.

ASSESSOR *[Signature]* DATE December 5, 1990

IWMV APPLICATION NO. 34-88  
APPROVED *[Signature]* DATE March 20, 1990  
NO PERMIT NECESSARY (NOT WITHIN A REGULATED AREA).  
NOT APPLICABLE AT THIS TIME (WITHIN A REGULATED AREA; NO REGULATED ACTIVITY PROPOSED AT THIS TIME).  
ZONING AND WETLANDS OFFICER *[Signature]* DATE December 12, 1990

#### NOTE

LOTS 16 & 17 SUBJECT TO A DRIVEWAY EASEMENT IN COMMON TO PASS AND REPASS AS SHOWN ON SHEETS 3 & 4.

# BOUNDARY SURVEY AND DETAILED LOT LAYOUT MAP GRAY FARMS SUBDIVISION SECTION V COLONEL LEDYARD HIGHWAY & GALLUP HILL ROAD LEDYARD, CONNECTICUT PROPERTY OF & PREPARED FOR FLINTLOCK ASSOCIATES LIMITED PARTNERSHIP



SCALE: 1" = 100'  
SHEET 2 OF 7

NOVEMBER 15, 1989

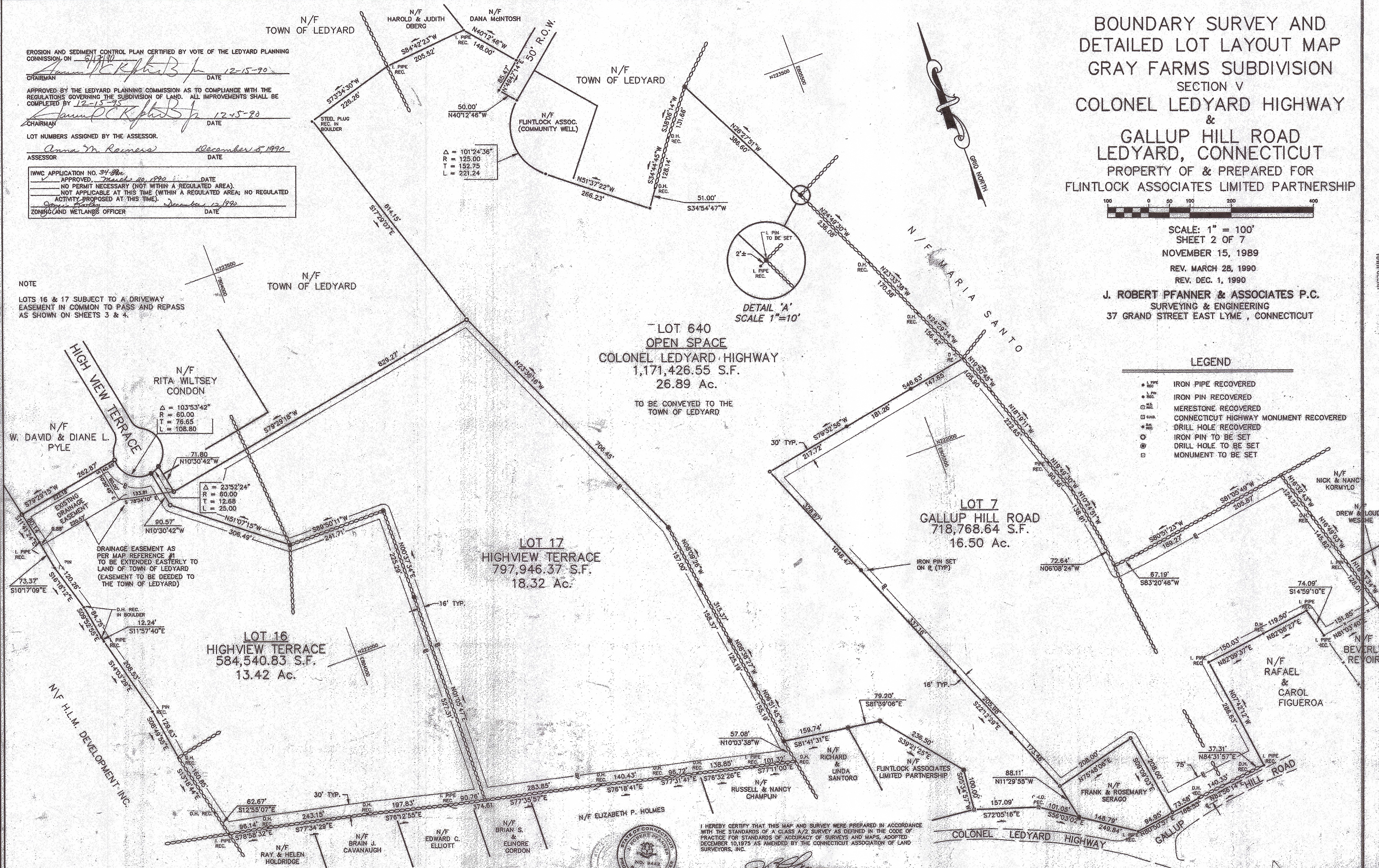
REV. MARCH 28, 1990

REV. DEC. 1, 1990

J. ROBERT PFANNER & ASSOCIATES P.C.  
SURVEYING & ENGINEERING  
37 GRAND STREET EAST LYME, CONNECTICUT

#### LEGEND

- L PIPE REC. IRON PIPE RECOVERED
- L PIN REC. IRON PIN RECOVERED
- REC. MERESTONE RECOVERED
- CHA. CONNECTICUT HIGHWAY MONUMENT RECOVERED
- DR. REC. DRILL HOLE RECOVERED
- L PIPE TO BE SET IRON PIPE TO BE SET
- L PIN TO BE SET DRILL HOLE TO BE SET
- MON. TO BE SET MONUMENT TO BE SET



I HEREBY CERTIFY THAT THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A/2 SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS, ADOPTED DECEMBER 10, 1975 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.



J. ROBERT PFANNER P.E. L.S. NO. 9442

89004-2

1660



