

Copy

Exhibit  
#18a

After Recording Return To:  
Stogie Properties LLC  
116 Sachem Street  
Norwich, CT, 06360

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**SPECIAL WARRANTY DEED**

To all People to whom these Presents shall come, Greeting:

KNOW YE, THAT, MEB LOAN TRUST IV, with an address of 6200 S. Quebec St, Greenwood Village, CO, 80111 acting herein by Specialized Loan Servicing, LLC, as Attorney-in-Fact (hereinafter referred to as "Grantor"), for the consideration of Eighty Thousand One Hundred and 00/100 Dollars (\$80,100.00) received to its full satisfaction of Stogie Properties LLC with an address of 116 Sachem Street, Norwich, CT 06360 (hereinafter referred to as "Grantee"), does give, grant, bargain, sell and confirm unto the Grantee, its successors and assigns forever, the following described real property.

That certain piece or parcel of land situated in the Town of Gales Ferry, County of New London, and State of Connecticut, known as 3 River Drive, and more particularly described in SCHEDULE A attached hereto and made a part hereof.

Said premises is subject to building lines, if established, all laws, ordinances or governmental regulations, including building, wetlands and zoning ordinances, assessments affecting the premises; Taxes due to the Town of Gales Ferry which become due subsequent to the date of this Deed; Rights or claims of parties in possession; Any state of facts an accurate survey or personal inspection of the premises may disclose. Water and Sewer Charges due and payable to the Town of Gales Ferry.

This Deed is being executed by Specialized Loan Servicing, LLC, as Attorney-in-Fact for MEB Loan Trust IV, under a certain Limited Power of Attorney dated October 2, 2019. In executing this Deed, Specialized Loan Servicing, LLC, hereby certifies that said Power of Attorney is still in full force and effect, and has not been altered, amended and/or terminated. Specialized Loan Servicing, LLC further certifies that they have not received any notice, either written or constructive, from their principal, MEB Loan Trust IV, that said Power of Attorney has been amended and/or revoked.

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

**AND ALSO**, it, the said Grantor, does for itself, its successors and assigns, covenant with the said Grantee, its successors and assigns, that Grantor has not done or suffered anything whereby the said real property has been encumbered in any way whatsoever, except as aforesaid.

**AND FURTHERMORE**, Grantor will *Warrant and Defend* title against the lawful claims of all persons claiming by, through or under Grantor, but against none other.



## SCHEDULE A, PROPERTY DESCRIPTION

a certain tract of land with the buildings thereon situated in said Town of Ledyard and bounded and described as follows:

Easterly by the Military Highway, so-called, now known as Route 12, ninety-five (95) feet; southerly by land now or formerly of Robert and Allyn Waterman two hundred six (206) feet; westerly by land now or formerly of Herbert W. Lewis sixty-seven (67) feet; northerly by other land now or formerly of said Herbert W. Lewis one hundred thirty-seven (137) feet.

Together with a right-of-way in common with Herbert W. Lewis, together with his heirs and assigns, for all purposes of travel over a portion of remaining land now or formerly of said Herbert W. Lewis adjoining the land hereby conveyed on the north, which right-of-way is bounded and described as follows, such right-of-way to be appurtenant to the land hereby conveyed to these grantees. Beginning at a point on said highway where the land above described adjoins remaining land now or formerly of Herbert W. Lewis on the north; thence run westerly by other land now or formerly of Herbert W. Lewis a distance of forty (40) feet; thence run northerly in a line parallel to the westerly line of said highway run a distance of twelve (12) feet to a point; thence easterly run a distance of forty (40) feet to the westerly line of said highway; thence run southerly by and along the westerly line of said highway a distance of twelve (12) feet to the point of beginning.

Subject to a reservation in favor of said Herbert W. Lewis and to his heirs and assigns forever of the right to use the well now situated at or near the northerly boundary of the land hereby conveyed for the purpose of taking drinking water therefrom for the use of the remaining house lot now or formerly of Herbert W. Lewis situated next northerly of the right-of-way above described.

Being the same premises described in a warranty deed from Herbert W. Lewis to the grantors herein dated October 26, 1943 and recorded in Vol. 18, page 127 of the Ledyard Land Records excepting, however, the following part of said land containing two one-hundredths (0.02) of an acre, more or less, bounded and described as follows:

Beginning at a point in the westerly highway line of Route 12 at the division line between lands of the grantors herein and now or formerly of Edward Xorcysk; thence southwestwardly in a straight line about ninety-five (95) feet to land now or formerly of L. E. McLaughlin, said straight line being elongated as a directional line to a point ninety-five (95) feet northwestwardly, measured at right angles to the base line of the relocation of Route 12 at station 318+19.64 more particularly shown on map hereinafter referred to; thence southeastwardly along land of said L. E. McLaughlin about twenty-eight (28) feet to the said westerly highway line of Route 12; thence northerly along the aforesaid highway line about one hundred five (105) feet to the point of beginning. For a more particular description of the

above described premises reference is made to a map on file in the Ledyard Town Clerk's office entitled "Town of Ledyard, Map Showing Land Acquired by the State of Connecticut from Herbert W. & Marie F. Pearson, Relocation of Route 12, Scale 1" = 40' Nov. 1946, William J. Cox, Highway Commissioner."

Said excepted part having been taken by the State of Connecticut by certificate of taking dated February 15, 1947 and recorded in Vol. 18, page 475 of the Ledyard Land Records and conveyed to the State of Connecticut by deed of the grantors herein dated May 19, 1947 and recorded in Vol. 20, page 593 of the Ledyard Land Records.