

VOL: 1083 PG: 594
INST: 00001971

After Recording Return to:
Updike, Kelly & Spellacy, P.C.
225 Asylum Street
Hartford, CT 06103
Attn: Paige L. Owens, Esq.

CONVEYANCE TAX RECEIVED
STATE \$ 8750.00
TOWN \$ 1750.00
EAST LYME, CT TOWN CLERK

LIMITED WARRANTY DEED

To all people to whom these presents shall come, greeting:

Know ye, for the consideration of one dollar and other good and valuable consideration received to its full satisfaction of **HEW 3 CT PROPCO, LLC**, a Connecticut limited liability company ("Grantor"), gives, grants, bargains, sells and confirms unto **NIANTIC SOAPY NOBLE, LLC**, a Connecticut limited liability company ("Grantee"), its successors and assigns the parcels of land located in the Town of East Lyme, County of New London, State of Connecticut, said parcels being more fully described on Exhibit A, attached hereto and incorporated herein by reference (the "Property").

The conveyance effected by this instrument, and the warranties of the Grantor hereunder are made expressly subject to (a) all applicable zoning ordinances and regulations, (b) all real estate taxes and assessments that are a lien, but not yet due and payable as of the date hereof, (c) those things set forth on Exhibit B attached hereto and incorporated herein by reference and (d) such matters as would be disclosed by an accurate survey of the Property (the "Permitted Exceptions").

To have and to hold the above granted and bargained premises, with the appurtenances thereof, unto Grantee, its successors, and assigns forever, to its and their own proper use and behoof. Except for the Permitted Exceptions, the Grantor covenants with the Grantee, its assigns and successors, that the granted premises are free from all encumbrances made by the Grantor, and that it does warrant and will defend the same to the Grantee and its assigns and successors, forever, against the lawful claims and demands of all persons claiming by, through, or under the Grantor, but against none other.

[Signature Page Follows]

In witness whereof, the Grantor has hereunto caused the hand and seal of its duly-authorized officer to be set, this 5th day of ~~June~~ July 2022

Witnessed by:

Grantor:

HEW 3 CT PROPCO, LLC, a Connecticut limited liability company

Jackalynn Rodas
Print Name: Jackalynn Rodas

By: [Signature]
Name: Garrett Solomon
Its: Authorized Signatory

[Signature]
Print Name: Gordon Cook

State of Massachusetts)
) SS:
County of Suffolk)

Personally appeared, Garrett Solomon, as aforesaid, signer of the foregoing instrument and acknowledged the same to be his free act and deed as such Authorized Signatory and the free act and deed of said company, before me.

Maria Rose Calabro
Notary Public



MARIA ROSE CALABRO
Notary Public
Commonwealth of Massachusetts
My Commission Expires
December 8, 2028

Grantee's Address:

Niantic Soapy Noble, LLC
131 Buckingham Street, Suite 301
Hartford, CT 06106
Attention: Michael Frisbie

[Signature Page to Deed – 230 Flanders, Niantic]

VOL = 1083 PG = 596
INST = 00001971

Legal Description

All that certain piece or parcel of land, with buildings and improvements thereon, situated in the Town of East Lyme, County of New London and State of Connecticut being known as 230 Flanders Road and shown as Area = 58,800 S.F. +/- on a map entitled, "Boundary Survey of Land of Glenn A. Jette & Herbert J. Nyberg 230 Flanders Road, East Lyme, Connecticut Scale 1"=20' July 27, 1994, Finn Survey, P.O. Box 657, East Lyme, Connecticut" which map is on file in the East Lyme Town Clerk's office in Map Drawer 5, Page 360.

Exhibit B

Permitted Liens

1. Real Estate taxes to the Town of East Lyme on the list of October 1, 2021 and thereafter, not yet due and payable.
2. Easement in favor of the state of Connecticut dated February 22nd, 2022 and recorded March 3rd, 2022 in Volume 1076 at Page 426 of the East Lyme land records.
3. Sidewalk Easement in favor of the town of East Lyme dated March 28th, 1994 and recorded in Volume 378 at Page 83 of the East Lyme land records.
4. Drainage Easement in favor of the town of East Lyme dated July 28th, 1994 and recorded in Volume 378 at Page 85 of the East Lyme land records.
5. Easement in favor of the town of East Lyme dated December 11th, 1972 and recorded in Volume 141 at Page 376 of the East Lyme land records.
6. Storm water Drainage Easement in favor of the town of East Lyme dated March 39, 1990 and recorded in Volume 300 at Page 426 of the East Lyme land records.
7. Riparian rights of others to the Pattagansett Brook and any streams running through the premises.

RECEIVED FOR RECORD
Jul 06, 2022 12:14:27P
Karen Miller Galbo
TOWN CLERK
EAST LYME, CT