

*Exhibit
VV*

**EXECUTORS DEED
STATUTORY FORM**

TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME, KNOW YE
That I, **RONALD LUICH** of the Town of East Lyme, County of New London and State of Connecticut, duly qualified and authorized Executor of the Last Will and Testament of Peter T. Tytla, late of the Town of East Lyme, County of New London and State of Connecticut hereinafter "**GRANTOR**" for consideration of **ONE DOLLAR (\$1.00)** and other good and valuable consideration grant to **ENGLISH HARBOUR CAPITAL PARTNERS LLC** of the city of Sheridan, County of Sheridan and State of Wyoming, hereinafter "**GRANTEE**" with **EXECUTORS COVENANTS**, all that certain piece or parcel of land situated in the Town of East Lyme, County of New London and State of Connecticut known as 91 Boston Post Road being further bounded and described on Schedule A attached hereto.

Said Premises are conveyed subject to:

Any and all provisions of any municipal, ordinance or regulation or public or private law with special reference to the provisions of any zoning regulations and regulations governing the said Premises.

Real property taxes on the current Grand List and any municipal liens or assessments becoming due and payable on or after the delivery of this Deed.

NO CONVEYANCE TAX RECEIVED
KAREN MILLER GALBO
EAST LYME, CT TOWN CLERK

IN WITNESS WHEREOF, the Grantor has/have caused these presents to be executed
on this 18th day of April, 2023.

Witnessed by:

Sandra J. Olbrey
SANDRA J. OLBREY
Arthur D. Carlson
ARTHUR D. CARLSON

ESTATE OF PETER T. TYTLA

By: Ronald Luich
Ronald Luich, Executor

STATE OF CONNECTICUT
COUNTY OF NEW LONDON

)
) ss: East Lyme
)

On this 18th day of April, 2023, before me, the undersigned officer, personally appeared Ronald Luich, as President of the East Lyme Land Trust, Inc., known to me (or satisfactorily proven) to be the persons whose name is transcribed to the foregoing document and acknowledged same to be his/her free act and deed, and the free act and deed of the company, before me.

Anthony S. Monte
Notary Public
My Commission Expires _____
Anthony S. Monte
Com. of Superior Court

SCHEDULE A

A certain tract of land with the buildings and improvements thereon located in the Town of East Lyme, County of New London and State of Connecticut being more particularly depicted as Lot A on a plan entitled "Proposed Subdivision Property of Adrienne E. Tylla, Boston Post Road, East Lyme, Connecticut, Gary D. Smith, P.E., Job No. 9624, Sheet No. 1, Scale 1" = 100", dated 06/26/97", which map is recorded in the East Lyme Records. Said property is more particularly described as follows:

Beginning at the Southwest corner of the 22.7 acre tract of land to be divided, thence along the centerline of Latimer Brook to a point defined by a Range Line N 30° 25' 04" W, Eight Hundred Seventy-nine and Forty-one Hundredths (879.41) feet; thence N 38° 54' 12" E, Three Hundred Forty-four and Eighteen Hundredths (344.18) feet; thence 83° 49' 00" E, Four Hundred Twenty-four and Seven Hundredths (424.07) feet; thence S 06° 11' 00" E, Eight Hundred Thirty and Nine Hundredths (830.09) feet; thence S 73° 46' W, One Hundred Thirteen and Seventy-five Hundredths (113.75) feet; thence S 06° 11' 00" E, One Hundred Eighteen and Zero Hundredths (118.00) feet; thence S 53° 04' 00" W, One Hundred Fifty-seven and Zero Hundredths (157.00) feet; thence S 86° 56' 00" W, Sixty and Zero Hundredths (60.00) feet to the point of beginning. Said tract of land (Lot A) contains Eleven and Thirty-six Hundredths (11.36) acres.

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May 31, 2023 02:50:26P
Karen Miller Galbo
TOWN CLERK
EAST LYME, CT