

Return to:

Damien Firmenich
Jennifer Firmenich
22 Windward Way
Waterford, CT 06385

WARRANTY DEED – STATUTORY FORM

KNOW YE THAT, **COLD SPRING LOT MGT, LLC**, a Connecticut limited liability company with its principal business mailing address at 18 Drabik Road, East Lyme, CT 06333 (“Grantor”), for consideration of ONE MILLION TWO HUNDRED THOUSAND and No/100 (\$1,200,000.00) DOLLARS consideration paid by **DAMIEN FIRMENICH** and **JENNIFER FIRMENICH**, both of the Town of Waterford, County of New London and State of Connecticut (“Grantees”), with WARRANTY COVENANTS, that certain real property known as 121 Upper Pattagansett Road, East Lyme, Connecticut, and more particularly described in **Schedule A** attached hereto and incorporated herein.

Said premises are conveyed subject to and together with easements, rights of way, restrictions, and agreements as of record may appear, building and building line restrictions and any and all provisions of any municipal ordinance including planning, zoning and inland wetland regulations, public or private law, taxes or municipal assessments and charges hereinafter becoming due.

CONVEYANCE TAX RECEIVED
STATE \$ 15000.00
TOWN \$ 3000.00
EAST LYME, CT TOWN CLERK

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SCHEDULE A

121 Upper Pattagansett Road, East Lyme, CT 06

PARCEL 1 - known as 121 Upper Pattagansett Road

A certain parcel of land with all improvements therein situated on the easterly side of Upper Pattagansett Road, Town of East Lyme County of New London and State of Connecticut said parcel being shown as; "PARCEL 1 AREA = 3,315,116 Sq. Ft., 76.10 Ac." on a plan entitled, "PROPERTY SURVEY SHOWING PROPERTY OF CONNECTICUT TRAILS COUNCIL OF GIRL SCOUTS INC. PREPARED FOR JOHN H. DRABIK 121 UPPER PATTAGANSETT ROAD EAST LYME, CONNECTICUT SCALE: 1" = 100' DATE: FEBRUARY 15, 2019 JOB NO. 18-036 GERWICK-MEREEN, LLC".

More particularly bounded and described as follows:

Beginning at a point in the easterly line of Upper Pattagansett Road marked by a concrete monument marking the southwesterly corner of the herein described parcel and the southeasterly corner of land now or formerly of the Connecticut Trails Council of Girl Scouts, Inc.;

Thence running N 16°-29'-41" W, 312.40 feet along the easterly line of said Girl Scout land to a rebar set on said line;

Thence continuing N 16°-29'-41" W, 332.54 feet to a rebar set in a stone pile marking the northeasterly corner of said Girl Scouts land, a point in the southerly line of land now or formerly of William F. Briggs and Amarillis Talaver Briggs and an angle point in the westerly line of the herein described parcel;

Thence running N 49°-26'-02" E, 24.64 feet to a point;

Thence running N 72°-51'-18" E, 42.21 feet to a point;

Thence running N 61°-06'-32" E, 63.18 feet to a drill hole at the beginning of a stone wall;

Thence running N 67°-23'-39" E, 67.06 feet along the center line of said stone wall to a drill hole marking the end of said stone wall;

Thence running N 74°-20'-30" E, 36.88 feet to a drill hole at or near the southeasterly corner of land now or formerly of said Briggs and the southwesterly corner of land now or formerly of the Town of East Lyme, the last five (5) courses running along the southerly line of land now or formerly of said Briggs;

Thence running N 69°-27'-28" E, 45.15 feet to a point;

Thence running N 87°-17'-00" E, 32.50 feet to a point;

Thence running N 79°-25'-07" E, 235.76 feet to a drill hole at the beginning of a stone wall;

Thence running N 77°-31'-02" E, 89.56 feet along the center line of said stone wall to a drill hole at the corner of said stone wall;

Thence running N 23°-19'-37" E, 155.03 feet to a drill hole in the center of said stone wall;

Thence running N 25°-01'-55" E, 121.08 feet to a drill hole in the center of said stone wall;

Thence running N 23°-43'-49" E, 495.33 feet to a drill hole in the center of said stone wall;

Thence running N 25°-45'-12" E, 97.92 feet to a drill hole in the center of said stone wall;

Thence running N 26°-07'-22" E, 224.59 feet to a drill hole in the center of said stone wall;

Thence running N 23°-32'-49" E, 92.01 feet to a drill hole in the center of said stone wall;

Thence running N 43°-22'-19" E, 60.36 feet along the face of a ledge to a point;

Thence running N 28°-34'-05" E, 42.83 feet along the face of said ledge to a point;

Thence running N 01°-05'-54" E, 45.63 feet along the face of said ledge to a drill hole marking the northwesterly corner of the herein described parcel, an angle point in the easterly line of land now or formerly of the Town of East Lyme and a point in the southerly line of land now or formerly of Anthony R. Semproni and Kathleen Kurowski, the last thirteen (13) courses running along the easterly line of land now or formerly of the Town of East Lyme;

Thence running S 77°-01'-27" E, 118.57 feet along the southerly line of land now or formerly of said Semproni and Kurowski to a drill hole;

Thence running S 72°-18'-18" E, 55.93 feet along the southerly line of land now or formerly of said Semproni and Kurowski to a drill hole;

Thence running S 76°-43'-33" E, 211.99 feet along the southerly line of land now or formerly of said Semproni and Kurowski to a rebar;

Thence running S 76°-43'-33" E, 480.95 feet along the southerly line of land now or formerly of said Semproni and Kurowski to a rebar marking the northeasterly corner of the herein described parcel, the southeasterly corner said Semproni and Kurowski land and a point in the westerly line of land now or formerly of Kimberly A. Kalajainen;

Thence running S 05°-16'-53" W, first 519.16 feet along the westerly line of and in part by land now or formerly of Kimberly A. Kalajainen, now or formerly land of William H. and Jean Covey and land now or formerly Andrew R. and Jessica E. Whritenour, to a rebar at or near the southwesterly corner of said Whritenour and at or near the northwesterly corner of land now or formerly of Leslie M. and Barbara McLarky, and thence continuing S 05°-16'-33" E, 418.03 feet along the westerly line of land now or formerly of said McLarky and the westerly line of land now or formerly of Jared L. and Mary A. Piper to a rebar near the near the southwesterly corner of land now or formerly of said Piper land and near the northwesterly corner of land now or formerly of John and Elizabeth Lloyd Henry and thence continuing S 05°-16'-33" E, 228.99 feet along the westerly line of land now or formerly of John and Elizabeth Lloyd Henry to a rebar marking an angle in the easterly line of the herein described parcel and the southwesterly corner of land now or formerly of said Henry land;

Thence running S 84°-51'-08" E, 260.51 feet along the southerly line of land now or formerly of said Henry to a rebar at or near the southeasterly corner of land now or formerly of said Henry and at or near the southwesterly line of land now or formerly of Donald J. and Roberta M. Felitto;

Thence running S 84°-21'-06" E, 343.05 feet in part along the southerly line of land now or formerly of said Felitto and in part by land now or formerly of Donald P. and Joanne Leffingwell, Trustees to a rebar in the center of a stone wall marking an angle point in the easterly line of the herein described parcel, the southeasterly corner of land now or formerly of said Leffingwell land and a point in the westerly line of land now or formerly of John H. Drabik;

Thence running S 35°-00'-44" W, 104.79 feet along the center line of a stone wall to a drill hole;

Thence running S 34°-36'-49" W, 278.99 feet along the center of said stone wall to a drill hole;

Thence running S 34°-12'-10" W, 238.03 feet along the center line of said stone wall to a drill hole;

Thence running S 37°-24'-13" W, 73.85 feet along the center line of said stone wall to a rebar;

Thence running S 45°-59'-04" W, 29.24 feet along the center line of said stone wall to a drill hole;

Thence running S 34°-35'-19" W, 100.95 feet along the center line of said stone wall to a drill hole marking the southwesterly corner of land now or formerly of John H. Drabik and an angle point in the northerly line of

land now or formerly of Inn at White Gate Farm, the last six (6) courses running along the westerly line of land now or formerly of John H. Drabik;

Thence running S 41°-19'-52" W, 16.34 feet along said stone wall to a drill hole;

Thence running S 16°-00'-03" W 15.05 feet along the center line of said stone wall to a drill hole;

Thence running S 31°-21'-49" W, 124.24 feet along the center line of said stone wall to a drill hole at the intersection of stone walls;

Thence running N 73°-03'-36" W, 148.86 feet along center of a stone wall to a drill hole;

Thence running N 64°-05'-34" W, 81.81 feet along the center line of said stone wall to a drill hole;

Thence running N 68°-40'-25" W, 40.37 feet along the center line of said stone wall to a drill hole;

Thence running S 61°-18'-09" W, 12.59 feet along the center line of said stone wall to a drill hole;

Thence running S 82°-15'-54" W, 27.25 feet along the center line of said stone wall to a drill hole;

Thence running N 76°-01'-37" W, 54.72 feet along the center line of said stone wall to a drill hole;

Thence running N 71°-27'-23" W, 77.89 feet along the center line of said stone wall to a drill hole at the end of said stone wall;

Thence running N 63°-49'-14" W, 20.70 across a bar way to a drill hole at the beginning of a stone wall;

Thence running N 67°-06'-39" W, 27.25 feet along the center line of said stone wall to a drill hole;

Thence running N 60°-35'-52" W, 79.75 feet along the center line of said stone wall to a drill hole;

Thence running N 79°-46'-38" W, 80.84 feet along the center of said stone wall to a rebar;

Thence running N 72°-54'-20" W, 40.77 feet along the center line of said stone wall to an iron pipe in the center of said wall marking an angle point in the southerly line of the herein described parcel and the northerly line of land now or formerly of Inn at White Gate Farm, LLC;

Thence running S 23°-01'-35" W, first 345.43 feet to a rebar on that line, then 262.47 feet to a drill hole in a ledge marking the northwesterly corner of land now or formerly of Patrick E. Foltz, the last seventeen (17) courses running along land now or formerly of Inn at White Gate Farm, LLC;

Thence running S 63°-17'-13" W, 92.54 feet along the westerly line of land now or formerly of said Foltz to an iron pipe;

Thence running S 63°-09'-58" W, 192.28 feet along the westerly line of land now or formerly of said Foltz to an iron pipe marking the southeasterly corner of the herein described parcel and the southwesterly corner of land now or formerly of said Foltz and a point in the northerly line of Upper Pattagansett Road;

Thence running the next fourteen (14) courses along the northerly line of Upper Pattagansett Road, N 21°-17'-54" W, 72.42 feet along the face of a stone wall to a drill hole;

Thence running N 13°-54'-35" W, 81.21 feet along the face of a stone wall to a drill hole at the face and end of said stone wall;

Thence running N 17°-20'-50" W, 99.60 feet to a drill at the face and beginning of a stone wall;

Thence running N 24°-37'-32" W, 17.92 feet along the face of said stone wall to a drill hole;

Thence running N 28°-33'-56" W, 80.38 feet along the face of said stone wall to a drill hole at the end of said stone wall;

Thence running N 29°-19'-53" W, 47.20 feet to a drill hole at the face and beginning of a stone wall;

Thence running N 22°-33'-26" W, 36.18 feet along the face of said stone wall to a drill hole at the face and end of said stone wall;

Thence running N 18°-32'-06" W, 120.40 feet to a drill hole at the face and beginning of a stone wall;

Thence running N 25°-10'-24" W, 50.80 feet along the face of said stone wall to a drill hole;

Thence running N 28°-28'-15" W, 27.78 feet along the face of said stone wall to a drill hole;

Thence running N 44°-43'-24" W, 25.69 feet along the face of said stone wall to a drill at the face and end of said stone wall;

Thence running N 52°-37'-36" W, 90.87 feet to a drill hole at the face and beginning of a stone wall;

Thence running N 59°-42'-54" W, 53.98 feet along the face of said stone wall to a drill hole;

Thence running N 82°-26'-32" W, 48.53 feet along the face of said stone wall to a drill hole;

Thence running N 86°-56'-18" W, 22.26 feet along the face of said stone wall to a drill hole;

Thence running N 86°-14'-12" W, 73.69 feet along the face of said stone wall to a drill hole at the face and end of said stone wall;

Thence running N 83°-55'-32" W, 102.88 feet to a concrete monument marking the point and place of beginning.

EXCEPTING THEREFROM: 12.24 ACRE TRANSFERRED PARCEL

A certain parcel of land with all improvements therein situated between the Cedar Ridge Golf Course and land formerly of the Connecticut Trails Council of Girl Scouts, Inc., Town of East Lyme County of New London and State of Connecticut said parcel being shown as; "AREA CONVEYED TO 18 DRABIK ROAD 533,008 Sq. Ft. 12.24 AREA" on a plan entitled, "PROPERTY SURVEY SHOWING PROPERTY LINE ADJUSTMENT PREPARED FOR JOHN H. DRABIK 18 DRABIK ROAD AND 121 PATTAGANSEET ROAD EAST LYME, CONNECTICUT SCALE, (SHEET 1 OF 2 SCALE 1" = 100' AND SHEET 2 OF 2 1" = 150 FEET) DATE OCTOBER 8, 2020 SHEET 2 OF 2 JOB NO. 18-036 GERWICK - MEREEN, LLC".

More particularly bounded and described as follows:

Beginning at a rebar in the center of a stone wall marking the northeasterly corner of the herein described parcel and the southeasterly corner of land now or formerly of Donald P. and Joanne Leffingwell, Trustees, on the westerly line of other lands of John H. Drabik;

Thence running the next nine (9) courses along the centerline of a stonewall and land now or formerly John H. Drabik, first, S 35°-00'-44", 104.79 feet to a drill hole;

Thence running S 34°-36'-49" W, 278.99 feet to a drill hole;

Thence running S 34°-12'-10" W, 238.03 feet to a drill hole;

Thence running S 37°-24'-12" W, 73.85 feet to a rebar;

Thence running S 45°-59'-04" W, 29.24 feet to a drill hole;

Thence running, S 34°-35'-19" W, 100.95 feet to a drill hole;

Thence running S 41°-19'-52" W, 16.34 feet to a drill hole;

Thence running S 16°-00'-03" W, 15.05 feet to a drill hole;

Thence running S 31°-21'-49" W, 124.24 feet to a drill hole at the intersection of stonewalls, marking the southeasterly corner of the herein described parcel and a point in the northerly line of land now or formerly of Inn At White Gate Farm, LLC;

Thence running the next twelve (12) courses along a stonewall, the northerly line of land now or formerly of Inn At White Gate Farm, LLC and the southerly line of the herein described parcel, first, N 73°-03'-36" W, 148.86 feet to a drill hole;

Thence running N 64°-50'-34" W, 81.81 feet to a drill hole;

Thence running 68°-40'-25" W, 40.37 feet to a drill hole;

Thence running S 61°-18'-09" W, 12.59 feet to a drill hole;

Thence running S 82°-15'-54" W, 27.25 feet to a drill hole;

Thence running N 71°-27'-23" W, 77.89 feet to a drill hole;

Thence running N 63°-49'-14" W, 20.70 feet to a drill hole;

Thence running N 67°-06'-39" W, 27.25 feet to a drill hole;

Thence running N 60°-35'-52" W, 79.75 feet to a drill hole;

Thence running N 79°-46'-38" W, 80.84 feet to a rebar;

Thence running N 72°-54'-20" W, 403.77 feet to an iron pipe marking a northwesterly corner of land now or formerly of Inn At White Gate Farm, LLC and the southwest corner of the herein described parcel;

Thence running N 42°-38'-58" E, 892.92 feet along the easterly line of other lands now or formerly of John H. Drabik to a rebar marking the southwest corner of land now or formerly of John and Elizabeth Lloyd Henry and the northwesterly corner of the herein described parcel;

Thence running S 84°-51'-08" E, 260.51 feet along the southerly line of said Lloyd land to a rebar marking the southeasterly corner of said Lloyd land and the southwest corner of land now of formerly of Donald J. and Roberta M. Felitto;

Thence running S 84°-21'-06" E, 343.05 feet in part along said Felitto land and in part along the southerly line of land now or formerly of Donald P and Joanne Leffingwell, Trustees, to the point and place of beginning.

PARCEL 2 - known as Upper Pattagansett Road

A certain parcel of land with all improvements therein situated on the easterly side of Upper Pattagansett Road, Town of East Lyme County of New London and State of Connecticut said parcel being shown as; "PARCEL 2 LAKE SIDE PARCEL AREA = 41,150± Sq. Ft., 0.94± Ac. "on a plan entitled, "PROPERTY SURVEY SHOWING PROPERTY OF CONNECTICUT TRAILS COUNCIL OF GIRL SCOUTS INC. PREPARED FOR JOHN H. DRABIK 121 UPPER PATTAGANSETT ROAD EAST LYME, CONNECTICUT SCALE: 1" = 100' DATE: FEBRUARY 15, 2019 JOB NO. 18-036 GERWICK- MEREEN, LLC".

More particularly bounded and described as follows:

Beginning at a cedar fence post in the southerly line of Upper Pattagansett Road marking the northeasterly corner of the herein described parcel and the northwesterly corner of land now or formerly of Patrick E. Foltz and being S 63°-09'-58" W, 41.55 feet from an iron pipe marking the southeasterly corner of Parcel 1 as shown on the aforementioned map;

Thence running the next six courses along the southerly side of Upper Pattagansett Road first N 16°-52'-00" W, 221.29 feet to a point;

Thence running N 22°-34'-13" W, 202.28 feet to a point;

Thence running N 25°-57'-00" W, 162.52 feet to a point;

Thence running N 39°-22'-46" W, 58.61 feet to a point;

Thence following a curve to the left having a radius of 225.00 feet with a length of 228.86 feet and cord bearing of N 68°-31'-09" W and a cord length of 219.12 feet to a point;

Thence running S 82°-20'-28" W, 103.35 feet to a concrete monument marking the northwesterly corner of the herein described parcel and the northeasterly corner of land now or formerly of James Robert Booth, said monument being S 16°-29'-11" E, 74.27 feet from a concrete monument marking the southwesterly corner of Parcel 1 and the southeasterly corner of land now or formerly of Connecticut Trails Council of Girl Scouts, LLC as shown on the aforementioned map;

Thence running S 16°-29'-11" E, 41.41 feet along the easterly line of land now or formerly of James Robert Booth to an iron pipe;

Thence running S 16°-29'-11" E, 35.3± feet along the easterly line of land now or formerly of James Robert Booth to the edge of Pattagansett Lake;

Thence running along the northerly edge of Pattagansett Lake 874± feet to a point in the westerly line of land now or formerly of Patrick E. Foltz;

Thence running N 63°-09'-58" E, 11.3± feet along the westerly line of land now or formerly of Patrick E. Foltz to the point and place of beginning.

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AUG 15, 2023 01:56:44P
Karen Miller Galbo
TOWN CLERK
EAST LYME, CT