

WARRANTY DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, THAT LEISURE SPORTS INC, a Delaware corporation having an office and place of business in the Town of Manchester, County of Hartford and State of Connecticut, hereinafter referred to as "Grantor", for diverse good causes and considerations thereunto moving, especially for **SEVEN HUNDRED THOUSAND (\$700,000.00) DOLLARS** and other good and valuable consideration, received to its full satisfaction of **KELSEY ENTERPRISES, LLC** a Limited Liability Company with its principal office in the Town of Niantic, County of New London and State of Connecticut, hereinafter referred to as "Grantee", does hereby give, grant, bargain, sell and convey unto the said **KELSEY ENTERPRISES, LLC** with **WARRANTY COVENANTS**, two certain parcels of land with the buildings and improvements situated thereon at 271 West Main Street and West Main Street, both parcels in East Lyme, Connecticut consisting of 59.9 acres and 3.14 acres of land with the buildings located thereon, known as "Camp Niantic"; which parcels are more particularly bounded and described on **SCHEDULE A** and **SCHEDULE B**, attached hereto and made a part hereof.

THE ABOVE PREMISES ARE ALSO CONVEYED SUBJECT TO:

1. Any and all provisions of any municipal ordinance or regulation, and federal, state, or local law, including but not limited to, the provisions of any zoning, building, planning, or coastal management inland wetland rules and regulations governing the subject property, easements, any state of facts an accurate survey would disclose, and other encumbrances not specified herein, as they may appear of record.
2. Taxes of the Town of East Lyme on the list of October, 2016, including any reassessment or re-allocation as become due and payable after the date of the delivery of the Deed, which the Grantee(s) assume(s) and agree(s) to pay as part of the consideration of this deed.
3. Sewer and Water charges to the Town of East Lyme which the Grantee(s) assume(s) and agree(s) to pay as part of the consideration of this deed.
4. A right-of-way and easement for ingress and egress from Leisure Sports, Inc., to Dorothy M. Baird dated 9/17/79 and recorded 11/7/79 in Vol. 183, Page 41 of the East Lyme Land Records.
5. Drainage rights granted to the State of Connecticut as recorded September 19, 1959 in Vol. 82, Page 456 of the East Lyme Land Records.

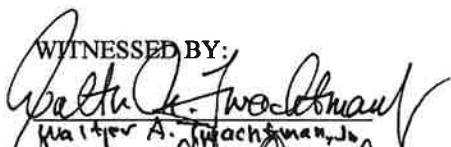

CONVEYANCE TAXES COLLECTED
\$ 5250.00 \$ 750.00
Lesley A. Blair
TOWN CLERK OF EAST LYME

- 6. Waiver and relinquishment of all rights to and from the Rocky Neck Connector from and to the subject property as set forth in a Quit Claim Deed recorded September 19, 1959 in Volume 82, Page 456 of the East Lyme Land Records.
- 7. Rights to drain, as depicted on a map entitled "Leisure Sports, Inc., Plan of Property Route 156 and Rocky Neck Connector, East Lyme, Conn., October 30, 1970" on file as Map B10-44 and 45 in the East Lyme Town Clerk's office.
- 8. Caveat in favor of the Town of East Lyme for sewer assessment benefit, dated and recorded July 12, 2001 in Volume 533, Page 175 of the East Lyme Land Records. Which assessment is current as of the date hereof and balance of which is hereby assumed as part consideration of this deed.


Reference is made to Deed recorded March 17, 1971 in Volume 129 at Page 402, and to Deed recorded March 17, 1971 in Volume 129 at Page 400 as to Schedule A, and to Deed dated March 8, 1971 recorded in Volume 129 at Page 402 as to Schedule B.

There is no intent by the Grantor or the Grantee to merge these two parcels into one parcel.

IN WITNESS WHEREOF, LEISURE SPORTS, INC., acting herein by Carol Rice, an officer duly authorized, has hereunto set its hand and seal this 4th day of May, 2017.

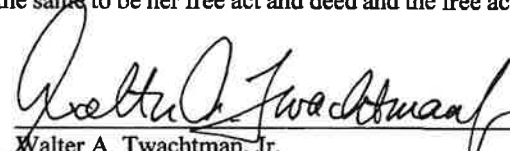
WITNESSED BY:

 Walter A. Twachtman, Jr.

 RICHARD M. QUINLAN

LEISURE SPORTS, INC.

By 
 Carol W. Rice, President

STATE OF CONNECTICUT)
) ss: Manchester May 4, 2017
 COUNTY OF HARTFORD)

Personally appeared Carol W. Rice, President of LEISURE SPORTS, INC., signer of the foregoing instrument, and acknowledged the same to be her free act and deed and the free act and deed of said corporation, before me.


 Walter A. Twachtman, Jr.
 Commissioner of the Superior Court

Grantee's Address:
139 South Road
Westhampton, MA 01027

First Piece:

All that certain piece or parcel of land, together with the buildings and improvements thereon, situated in the Town of East Lyme, County of New London and State of Connecticut, being known as 271 West Main Street, and being bounded and described as follows:

Located on the northerly side of Route 156 and the westerly side of the Rocky Neck Connector in said Town of East Lyme, and shown on plan or map entitled "Leisure Sports, Inc. Plan of Property, Routes 156 and Rocky Neck Connector East Lyme Conn., Scale 1"=40', Oct. 30, 1970 McKay Engineering Niantic, Conn.", being more particularly bounded and described as follows:

Beginning at a point marked by a merestone, located on the northerly side of said Route 156, which point marks the southwesterly corner of the within described premises and the southeasterly corner of land now or formerly of Littlefield, said point being 296.2 feet easterly of land now or formerly of Baird; thence running northerly by and along said Littlefield 415 feet, more or less, to a point; thence running northwesterly, still by and along said Littlefield land, 322 feet, more or less, to land of said Baird; thence running N 12° 32' 04" W, 373 feet, more or less, to a point, and thence continuing still by and along said Baird land N 15° 53' 43" W, 394.27 feet to an iron pipe and other land of said Baird; thence N 68° 36' 55" E by and along said Baird land 412.93 feet to another point; thence still by and along said Baird land N 27° 35' 20" E, 76.31 feet to another point, and thence continuing N 28° 40' 54" E still by and along said Baird land 129.06 feet to another point; thence N 68° 42' 54" E, still by and along said Baird land, 214.18 feet to a point, and thence continuing N 81° 09' 26" E, 31.94 feet to a point; and thence N 75° 15' 00" E, 328.48 feet to a point, and thence N 73° 51' 40" E still by and along said Baird land 222.35 feet to a point; thence S 67° 52' 00" E still by and along said Baird land 238.39 feet to a point; thence N 35° 58' 08" E still by and along said Baird land 394.82 feet to a point, and thence continuing N 27° 06' 26" E, 393.80 feet to a point, and thence continuing still by and along said Baird land N 28° 21' 10" E, 97.52 feet to a point and thence continuing still by and along said Baird land N 23° 19' 30" E, 64.63 feet to a point located on the westerly side of the said Rocky Neck Connector; thence running by and along said Rocky Neck Connector to a merestone, and thence continuing S 7° 00' 39" W, 99.59 feet to another point, and thence continuing S 6° 01' 20" E to another point, and thence continuing S 19° 03' 54" E, 99.59 feet to another point, thence continuing by and along said Rocky Neck Connector S 1° 52' 48" E, 244.38 feet to a monument, and thence S 40° 05' 59" W, 528.29 feet to another monument, and thence S 16° 15' 32" W, 202.44 feet to another monument, and thence S 27° 08' 58" W, 438.67 feet to another monument, and thence S 38° 48' 42" W, still by and along said Rocky Neck Connector, 388.13 feet to another monument and the said Route 156, and thence S 82° 26' 38" W, 131.64 feet to another monument, and thence S 84° 12' 33" W, 404.78 feet still by and along Route 156 to a monument, and thence S 69° 36' 21" W, still by and along Route 156, 449.69 feet back to the place or point of beginning.

Being the same premises described in a Executor's Deed from Clyde B. Littlefield Executor of the will of Mildred B. Littlefield to Leisure Sports, Inc. dated March 8, 1971 and recorded in Volume 129 at Page 400 of the East Lyme Land Records.

SCHEDULE B

Second Piece:

All that certain piece or parcel of land, together with the buildings and improvements thereon, situated in the Town of East Lyme, County of New London and State of Connecticut and being bounded and described as follows:

a certain tract or parcel of land, on the north side of the Shore Road, also known as Route 156, in the Town of East Lyme, County of New London and State of Connecticut, more particularly bounded and described as follows:

Beginning at a point marked by a merestone located on the northerly side of said Route 156, which point marks the southwesterly corner of the withinconveyed premises and the southwesterly corner of land now or formerly of Baird; thence running N 11° 37' 15" W by and along said Baird land 402.50 feet to an iron pipe and thence continuing 79 feet, more or less, still by and along said Baird land to an intersection of stone wall and land now or formerly of the Estate of Mildred B. Littlefield; thence southeasterly by and along a stone wall and said Estate of Littlefield land 322 feet, more or less, to another stone wall; thence still by and along said Estate of Littlefield land and said other stone wall in a southerly direction 415 feet, more or less, to a merestone and the said northerly side of Route 156; and thence running S 69° 26' 04" W by and along said northerly side of Route 156, 296.2 feet to the place or point of beginning.

Being the same premises described in a Warranty Deed from Clyde B. Littlefield to Leisure Sports, Inc. dated March 8, 1971 and recorded in Volume 129 at Page 402 of the East Lyme Land Records.

Recorded May 5 2017

8:33 ^{AM} PM Lesley A. Blair
East Lyme Town Clerk