

EXHIBIT A

Return to:

Peck + Tunstall PC
10 Pearl St
New London, CT 06320

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

EASEMENT

TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME, KNOW YE THAT HATHAWAY FARM, LLC of 8 The Green, Suite A, Dover Delaware, for consideration of ONE DOLLAR (\$1.00) and other good and valuable consideration grants to the **Elizabeth Lloyd and Mark Lloyd**, of the Town of East Lyme, County of New London and State of Connecticut an easement in common with others, over land of the Grantor land situated in the Town of East Lyme, County of New London and State of Connecticut, for purposes of ingress and egress, being further bounded and described on as follows:

A certain parcel of land with all improvements therein situated off the end of Heritage Road in the Town of East Lyme, County of New London and State of Connecticut and shown as "25' DRIVEWAY EASEMENT" on a plan entitled "PLAN SHOWING BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OF HATHAWAY FARM, LLS & MARK AND ELIZABETH LLOYD HATHAWAY ROAD AND SCOTT ROAD EAST LYME, CONNECTICUT SCALE: 1" = 100' SHEETS 3 OF 3 DATE: MARCH 10, 2022" said parcel being more particularly bounded and described as follows:

Beginning at a point marking the southeasterly corner of the herein described parcel at the end of Heritage Road as shown on the aforementioned plan;

Thence running N60°-00'-00"W, 26.31 feet along the end of Heritage Road to a point marking the southwesterly corner of the herein described parcel;

Thence running N11°-50'-18"E, 740.99 feet across land now or formerly of Hathaway Farm LLC to a point;

Thence running S60°-00'-00"E, 25.84 feet across land now or formerly of Hathaway Farm, LLC to a point;

Thence running S11°-50'-18"W, 371.32 feet along the westerly line of land to be conveyed to said Lloyd;

Thence continuing S11°-50'-18"W, 371.32 feet along the westerly line of land to be conveyed to said Lloyd to the point and place of beginning.

The grant of this easement is condition upon the following

That an existing easement/right of way (the "Existing Easement") in favor of the Grantee over the property of the Grantor identified in a deed dated February 27, 1978 and recorded in volume 17 page 137 of the East Lyme land records shall remain in place and further that the actual area of use as shown on a survey entitled "Plan Showing Boundary of Property of Hathaway Farm, LLC & Mark and Elizabeth Lloyd & Scott Road, East Lyme, Connecticut dated March 10, 2022, Sheet 3 of 3, Job No. 20-080" (Ex. B)". Grantee may continue to utilize the Existing Easement as shown thereon until such time as the Grantee may use the 25' Driveway Easement as shown there on and more particularly described above.

In the event the Grantee shall commence to use the aforementioned Driveway Easment before the Grantor shall develop same, the Grantee shall be responsible for any improvements thereto. At such time the Grantee's right to use the Existing Easement shall terminate.

In the event the Grantor shall develop the Driveway Easement before the Grantee should do so then the Grantor shall be responsible for any town approvals, the cost of any improvements and once made the Grantees right to use the Existing Easement shall terminate.

IN WITNESS WHEREOF, the Grantor has caused these presents to be signed this

5th day of April 2022.

Signed, Sealed and Delivered
in the presence of:

HATHAWAY FARM, LLC

Alice Robbins
Alice Robbins

By: Kristen Clarke
Kristen Clarke, Its Manager
Duly authorized

Jeffrey Torrance
Jeffrey Torrance

STATE OF NH

ss. Concord

COUNTY OF Merrimack

On this 5 day of April 2022, before me, the undersigned officer, personally appeared _____, as Manager of Hathaway Farm, LLC, known to me (or satisfactorily proven) to be the person whose name is transcribed to the foregoing document and acknowledged the same to be his/her free act and deed, and the free act and deed of the company.

David C Murdo

Notary Public
My commission expires: 3/3/26



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Apr 18, 2022 03:45:42P
Karen Miller Galbo
TOWN CLERK
EAST LYME, CT

