

To: East Lyme Land Trust, Inc.
Cc Anthony Novak, Esq.

From: Jeff Torrance



Date: 1/15/202026

Subject: Follow-up Title due Diligence
Cedarbrook Lane Warranty Deed Defense

Received

FEB 2 2026

Town of East Lyme
Land Use

Following up on the Land Trust's Warranty Deed Defense;

Given the continued false statements regarding the Land Trusts property, as well as the property conveyed to Hathaway Farm LLC, by certain Meadowlark Lane residents regarding property known as Assessors Map 36.0 Lots 31 and 31-1 I looked into the title history of each of the residents properties.

Not surprisingly, each and Meadowlark Lane property has directly within their deeds, or prior deed references, actual or constructive notice of the July 13, 1993 re-subdivision application approved by the Town of East Lyme Planning Commission which relocated the Open Space within the Heritage at East Lyme Subdivision as is evidenced by the map recorded in the Land Records at Drawer 5 #322 on August 5, 1993, Exhibit A, and the subsequent actions of the Planning Commission on December 7, 1993 and Board of Selectman on December 15, 1993 which were addressed in my prior memorandum. Each of the respective deeds has notice in their respective title histories of the aforesaid Map recorded at Drawer 5 # 322 per the attached;

Ex. Name	Address	Deed Reference	Date
B. Julie Carbone f/n/a Julie Papalia	2 Meadowlark Lane	Vol. 936 Page 334	9/4/2014
C. Ronald W. Rocelle et al	4 Meadowlark Lane	Vol. 367 Page 579	1/25/1994
D. Thomas Nelan et al	6 Meadowlark Lane	Vol. 1001 Page 117	8/24/2018
E. LI DI	8 Meadowlark Lane	Vol. 850 Page 005	6/10/2010
F. Johnathan Stadler	1 Meadowlark Lane	Vol. 1035 Page 809	8/14/2020
G. Jay V. Venditti et al	5 Meadowlark Lane	Vol. 875 Page 156	8/22/2011
H. Mara L. Harris et al	7 Meadowlark Lane	Vol. 1022 Page 659	12/17/2019

Ex "QQ"

EXHIBIT A

EXHIBIT B

CERTIFICATE OF CHANGE OF NAME

TO WHOM IT MAY CONCERN: Be it known that I,

Julie Carloneof the Town of East Lyme County of New LondonState of CT, owning property recorded in the landrecords of the Town of East Lyme, in Vol 936 Page 334 in the name ofJulie Papaliawhich has now been changed to Julie Carloneby Marriage, Civil Union, Divorce, Adoption, Merger, Consolidation.I have duly executed this certificate and given it for record in compliance with
Statutory requirements of the State of Connecticut.

WITNESSES:

(Signature)

Karen Miller Yaffo
Karen Miller YaffoLesley A Blais
Lesley A BlaisSTATE OF CONNECTICUT
COUNTY OF NEW LONDONss: December 2, 2015Personally appeared Julie Carlone who subscribed and
swore to the truth of the foregoing certificate, before me.Karen Miller Yaffo, OT
Town Clerk - Notary PublicRecorded Dec 2 2015
AM
9:30 PM Lesley A Blais
East Lyme Town Clerk

*Rtn: Julie Papalia
6 Meadowlark Lane
East Lyme, CT 06333*

VOL 0436 PAGE 334

QUIT CLAIM DEED

2275

T0 ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETINGS

KNOW YE, THAT I, JOSEPH PAPALIA, JR., of the Town of Mystic, County of New London and State of Connecticut for the consideration of One Dollar (\$1.00) and other valuable consideration received to my full satisfaction of JULIE PAPALIA, of the Town of East Lyme, County of New London and State of Connecticut does give, grant, bargain, sell and confirm unto the said JULIE PAPALIA her heirs and assigns forever all right, title, interest, claim and demand whatsoever as I, the said releasor, have or ought to have in or to:

SEE SCHEDULE A (ATTACHED)

THIS DEED IS PREPARED BY SCRIVENER, NO SEARCH OR EXAMINATION OF THE EAST LYME LAND RECORDS HAVING BEEN MADE.

**NO
CONVEYANCE TAXES COLLECTED**

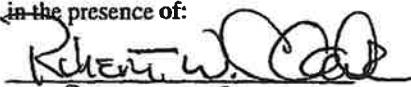
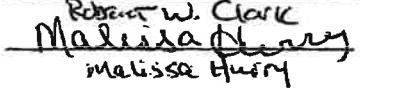
Lesley A Blais
TOWN CLERK OF EAST LYME

To Have and to Hold these premises, with all the appurtenances, unto the said Releasee his heirs and assigns forever, so that neither I the Releasor nor my heirs nor any other person under me or them shall hereafter have any claim, right or title in or to the premises, or any part thereof, but therefrom I am and they are by these presents forever barred and excluded.

In witness whereof, I have hereunto set my hand and seal this 14th day of August, 2014.

Signed, Sealed and Delivered

in the presence of:


Robert W. Clark

Malissa Henry
Malissa Henry


JOSEPH PAPALIA, JR.

STATE OF CONNECTICUT,

COUNTY OF NEW LONDON

ss. Norwich

On this the 14th day of August, 2014, before me,
the undersigned officer, personally appeared Joseph Papalia, Jr., known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes herein contained, as his free act and deed.

In Witness Whereof, I hereunto set my hand and official seal.


Commissioner of the Superior Court

Title of Officer

Commission Expires _____

Latest Address of Grantee:
2 MEADOW LARK LANE
EAST LYME, CT 06333

SCHEDULE A

VOL 0936 PAGE 336

All that certain piece or parcel of land located in the Town of East Lyme, County of New London and State of Connecticut shown and designated as Lot Number 64 on a map entitled "Heritage At East Lyme - Subdivision - The Heritage Development Group, Inc. Southbury, Connecticut" J. Robert Pfanner and Associates, P.C. Surveying and Engineering, 37 Grant Street, East Lyme, Connecticut, 1 inch - 40 feet dated February 1, 1988, revised to November 28, 1988 and labeled Sheet 7 of 130, certified in accordance with the standards of a class A/2 Survey which map was filed on March 9, 1989 at 11:25 A.M. and designated as Map no. 746 in Drawer #4.

Said premises are conveyed subject to:

Special exception permit dated February 1, 1990 and recorded April 15, 1990 in Volume 300 at Page 13.

Easement in favor of the Connecticut Light and Power Company as shown on map entitled "Boundary Survey, Property of Heritage Development Group, Inc. Property East of Chesterfield Road, Conn. Rte. 161 East Lyme, Conn., dated July 17, 1987, certified by J. Robert Pfanner, P.E., L.S. No. 9442.

Notes and notations on Maps #321 and 322 in Drawer 5 of the East Lyme Land Records.

Notes and notations on Maps #783-813 in Drawer 4 of the East Lyme Land Records.

Subject to the right to slope the land adjacent to the highway and to drain surface water from the highway as contained in a Deed recorded in Volume 368 at Page 171.

Easements, restrictions and agreements as of record appear, building and building line restrictions, any and all provisions of any ordinance, municipal ordinances, including planning, zoning, conservation and inland wetland regulations of the Town of East Lyme, public or private law and taxes and/or assessments to the Town of East Lyme and/or its boroughs, villages, districts.

Being the same premises as conveyed to the Grantors by Warranty Deed recorded in Volume 368 at Page 171 of the East Lyme Land Records.

Recorded April 28, 2011
12:10 AM
Leahy & Blaw
East Lyme Town Clerk

Recorded Sept 4, 2014
AM
10:35 PM
Leahy & Blaw
East Lyme Town Clerk

EXHIBIT C

339/7

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

KNOW YE, That NAZARKO CONNECTICUT PROPERTIES, INC., a corporation organized and existing under the laws of the State of Connecticut, for the consideration of ONE HUNDRED EIGHTY-FIVE THOUSAND ONE HUNDRED NINETY and 00/100 (\$185,190.00) DOLLARS, received to its full satisfaction of RONALD W. ROCHELLE and MARY C. ROCHELLE, both of the State of Rhode Island, does hereby give, grant, bargain, sell and confirm unto the said RONALD W. ROCHELLE AND MARY C. ROCHELLE and unto the survivor of them, and unto such survivor's heirs and assigns forever:

All that certain piece or parcel of land located in the Town of East Lyme, County of New London, State of Connecticut shown and designated as Lot Number 63 on a map entitled "Heritage At East Lyme. - Subdivision - The Heritage Development Group, Inc. Southbury, Connecticut" J. Robert Pfanner and Associates, P.C. Surveying and Engineering, 37 Grand Street, East Lyme, Connecticut, 1 inch = 40 feet dated February 1, 1988, revised to November 28, 1988 and labeled Sheet 7 of 130, certified in accordance with the standards of a class A/2 Survey" which map was filed on March 9, 1989 at 11:25 A.M. and designated as Map No. 746 in Drawer #4.

Subject to:

1. Municipal taxes not yet due and payable.
2. Governmental rules and regulations.
3. Special exception permit dated February 1, 1990 and recorded April 15, 1990 in Volume 300 at Page 13 of the East Lyme Land Records.
4. Easement in favor of the Connecticut Light and Power Company as shown on map entitled "Boundary Survey, Property of Heritage Development Group, Inc. Property East of Chesterfield Road., Conn. Rte. 161 East Lyme, Conn., dated July 17, 1987, certified by J. Robert Pfanner, P.E., L.S. No. 9442.
5. Notes and notations on Maps #321 and 322 in Drawer 5 recorded in the Land Records of the Town of East Lyme.
6. Notes and notations on Maps #738-813 in Drawer 4 in the Land Records of the Town of East Lyme.
7. Subject to the Right of the Grantor, its successors and assigns to slope land adjacent to the highway and within ten feet thereof, to conform to the typical road cross section.
8. Subject to the Right of the Grantor, its successors and assigns to drain surface water from the highway in accordance with standard procedures of the Town of East Lyme.

CONVEYANCE TAXES COLLECTED
Esther B. Gleeson
TOWN CLERK OF EAST LYME

\$ 925.95
\$ 203.71

VOL. 36714550

TO HAVE AND TO HOLD, the above granted and bargained premises, with the appurtenances thereof, unto them, the said grantee, and unto their heirs and assigns forever, to them and his and their own proper use and behoof.

AND ALSO, it, the said Grantor, does for itself, its successors and assigns, covenant with the said Grantees and with their heirs and assigns, that at and until the ensealing of these presents, it is well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and has good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever, except as hereinbefore mentioned.

AND FURTHERMORE, the said Grantor does by these presents bind itself and its successors and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to them, the said Grantees and to their heirs and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

IN WITNESS WHEREOF, Grantor has hereunto cause to be set its hand and seal this 25th day of January, 1994.

Signed, Sealed & Delivered NAZARKO CONNECTICUT PROPERTIES,
in the presence of: INC.

Mary E. Duscoll By Michael Nazarko, President

Susan I. Russ Michael Nazarko

SUSAN I. RUSSELL
Its President

STATE OF CONNECTICUT } ss: New London January 25, 1994
COUNTY OF NEW LONDON)

Personally appeared, NAZARKO CONNECTICUT PROPERTIES, INC., by its President, Michael Nazarko, signer and sealer of the foregoing instrument, and acknowledged same to be his free act and deed before me.

Mary E. Duscoll
Notary Public MARY E. DUSCOLL
Commissioner of the Superior
Court

Grantee's Latest Address:

c/o Days Inn
239 Flanders Road
Niantic, Connecticut 06357

PLEASE RETURN TO:
RONALD W. ROCHELLE
MARY C. ROCHELLE
4 MEADOWLARK LANE
EAST LYME, CT 06333

Re'd for record Jan 25 1994
2:27 AM Feb. 1994
2:27 PM Feb. 1994
East Lyme Town Clerk

EXHIBIT D

Return to:
Thomas Nelan
6 Meadowlark Lane
East Lyme, CT 06333

STATUTORY WARRANTY DEED

TODD DONOVAN and ERIN DONOVAN, of the Town of East Lyme, County of New London and State of Connecticut, for consideration paid, grant to **THOMAS NELAN and ERIN NELAN**, both of the Town of Franklin, County of Norfolk and State of Massachusetts (current mailing address: 6 Joval Court, Franklin, MA 02038), as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

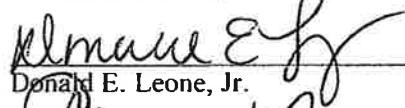
A certain tract or parcel of land with the buildings and improvements thereon, situated in the Town of East Lyme, County of New London and State of Connecticut, known as **6 Meadowlark Lane**, and being more particularly bounded and described on SCHEDULE A attached hereto and made a part hereof.

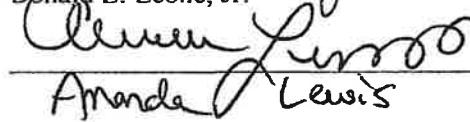
Said premises are conveyed subject to easements, rights of way, restrictions, and agreements as of record may appear, building and building line restrictions and any and all provisions of any municipal ordinance including planning, zoning and inland wetland regulations, public or private law, taxes or municipal assessments and charges hereinafter becoming due and such state of facts as an accurate, closed ground survey or personal inspection may disclose, provided the same does not render title to the premises unmarketable.

Reference may be made to a warranty deed from Prudential Relocation, Inc. dated October 24, 2008 and recorded in Volume 811 at Page 250 of the East Lyme Land Records.

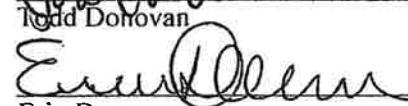
Signed this 24th day of August, 2018.

WITNESSED BY:


Donald E. Leone, Jr.


Amanda Lewis


Todd Donovan


Erin Donovan

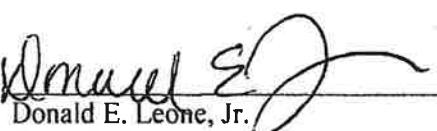
STATE OF CONNECTICUT

ss: Niantic

COUNTY OF NEW LONDON

On August 24, 2018, before me, the undersigned officer, personally appeared, **TODD DONOVAN and ERIN DONOVAN**, known to me to be the person whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained as their free act and deed.

CONVEYANCE TAX RECEIVED:
STATE \$ 2670.00
TOWN \$ 890.00
EAST LYME, CT TOWN CLERK


Donald E. Leone, Jr.
Commissioner of the Superior Court

VOL = 1001 PG = 118
INST = 00001973

SCHEDULE A, PROPERTY DESCRIPTION

All that certain piece or parcel of land located in the Town of East Lyme, county of New London, State of Connecticut shown and designated as Lot Number 62 on a map entitled "Heritage At East Lyme - Subdivision - The Heritage Development Group, Inc. Southbury, Connecticut" J. Robert Plannor and Associates, P.C. Surveying and Engineering, 37 Grant Street, East Lyme, Connecticut, 1 inch = "40 feet dated February 1, 1988, revised to November 28, 1988 and labeled Street 7 of 130, certified in accordance with the standard of a class A/2 survey" Which map was filed on March 9, 1989 at 11:25 A.M. and designated as Map No. 746 in drawer No.4.

RECEIVED FOR RECORD
Aug 24 2018 11:45:18A
Karen Miller Golbo
TOWN CLERK
EAST LYME, CT

WARRANTY DEED

3503

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

Know ye, that MARY MAHER MURPHY

of the Town of EAST LYME, County of NEW LONDON and State of Connecticut

for the consideration of THREE HUNDRED SEVEN THOUSAND DOLLARS (\$307,000.00)

paid, grant to PRUDENTIAL RELOCATION, INC., A COLORADO CORPORATION

with Warranty Covenants

All that certain piece or parcel of land located in the Town of East Lyme, county of New London, State of Connecticut shown and designated as Lot Number 62 on a map entitled "Heritage At East Lyme - Subdivision - The Heritage Development Group, Inc. Southbury, Connecticut" J. Robert Plannor and Associates, P.C. Surveying and Engineering, 37 Grant Street, East Lyme, Connecticut, 1 inch = "40 feet dated February 1, 1988, revised to November 28, 1988 and labeled Street 7 of 130, certified in accordance with the standard of a class A/2 survey" Which map was filed on March 9, 1989 at 11:25 A.M. and designated as Map No. 746 in drawer No.4.

Said premises is conveyed subject to:

1. Building lines, if established, building and zoning ordinances, and any and all municipal and state and federal regulations including inland wetlands regulations and provisions of any public or private law affecting said premises.
2. Special Exception Permit dated February 1, 1990 and recorded in Volume 300 at Page 13 of the East Lyme Land Records.
3. Notes and notations as shown on Map Nos. 321 and 322 in Drawer 5 on file in the East Lyme Town Clerk's Office.
4. Notes and notations as shown on Map Nos. 738-813 in Drawer 4 on file in the East Lyme Town Clerk's Office.
5. Easements and reservations as set forth in a deed dated April 15, 1994 and recorded in Volume 372 at Page 393 of the East Lyme Land Records.
6. Taxes on the current list, which the grantees herein hereby assume and agree to pay as part consideration of this deed.

CONVEYANCE TAXES COLLECTED \$1535.00
767.50

Ethel B. Williams
TOWN CLERK OF EAST LYME

Signed this 2nd day of June, 20 08.

✓ Joseph M. Merenda
Joseph M. Merenda WITNESS

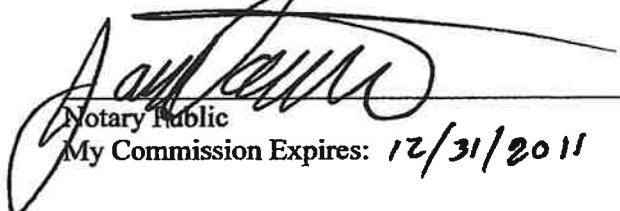
✓ Howard J. Jones
Howard J. Jones WITNESS

✗ Mary M. Murphy (L.S.)
MARY MAHER MURPHY

STATE OF Connecticut TOWN OR CITY OF: Groton DATE: June 2, 2008
COUNTY OF New London

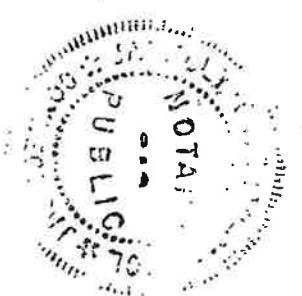
On this the 2nd day of June, 20 08, before me, the undersigned officer, personally appeared MARY MAHER MURPHY, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained. In witness whereof I hereunto set my hand.

SEAL


Notary Public
My Commission Expires: 12/31/2011

Grantee's Mailing Address:
16260 NORTH 71ST STREET, SCOTTSDALE, AZ 85254

JANELLY TAVERAS-MARMOL
NOTARY PUBLIC
MY COMMISSION EXPIRES DEC. 31, 2011



Recorded Oct 24 2008
1:50 AM Peter Williams
 East Lyme Town Clerk

EXHIBIT E

After Recording Mail to:

Li Di
8 Meadowlark Lane
East Lyme, CT 06333

WARRANTY DEED

1810

PRUDENTIAL RELOCATION, INC., A COLORADO CORPORATION

of Scottsdale, Arizona,

For consideration of THREE HUNDRED SIXTY SEVEN THOUSAND NINE HUNDRED DOLLARS
(\$367,900.00)

Grant to LI DI

with warranty covenants

All that certain piece or parcel of land located in the Town of East Lyme, County of New London, State of Connecticut shown and designed as Lot Number 60 on a map entitled "Heritage At East Lyme - Subdivision - The Heritage Development Group, Inc. Southbury, Connecticut" J. Robert Pfanner and Associates, P.C. Surveying and Engineering, 37 Grant Street, East Lyme, Connecticut 1 inch = 40 feet dated February 1, 1988, revised to November 28, 1988 and labeled Sheet 7 of 130, certified in accordance with the standards of a class A/2 Survey" which map was filed on March 9, 1989 at 11:25 a.m. and designated as Map No. 746 in Drawer #4.

Said premises is conveyed subject to:

1. Building lines, if established, building and zoning ordinances, and any and all municipal and state and federal regulations including inland wetlands regulations and provisions of any public or private law affecting said premises.
2. Notes, notations and building setback lines as shown on said map.
3. Slope and drainage rights as set forth in a deed dated December 9, 1993 and recorded in Volume 364 at Page 384 of the East Lyme Land Records.
4. Special exception permit dated February 1, 1990 and recorded April 15, 1990 in Volume 300 at Page 13 of the East Lyme Land Records.
5. Easement in favor of the Connecticut Light and Power Company as shown on map entitled "Boundary Survey, Property of Heritage Development Group, Inc. Property East of Chesterfield Road., Conn. Rte. 161 East Lyme, Conn., dated July 17, 1987, certified by J. Robert Pfanner, P.E., L.S. No. 9442.
6. Taxes on the current list which the grantees herein hereby assume and agree to pay as part consideration of this deed.

NO CONVEYANCE TAXES COLLECTED

Esther B. Williams

TOWN CLERK OF EAST LYME

Signed this 20th day of April

, 2010. VOL 0850 PAGE 006

Witnessed by:

John Kew

Witness 1

Sky M. Mulberg

Witness 2

State of Texas

)
ss:

County of Brazos

)

Date: April 26, 2010

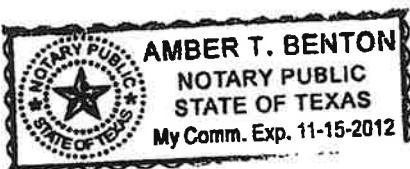
On this the 20th day of April, 2010, before me, Amber T. Benton who acknowledged himself/herself to be the Asst. Secretary of PRUDENTIAL RELOCATION, INC., A COLORADO CORPORATION, and that he/she, as such being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as in witness whereof I Hereunto set my hand.

Amber T. Benton

Notary Public

My commission expires:

Latest mailing address of Grantee:



Recorded July 10 2010
3:32 AM PM
3:32 AM PM
Filer: Julie Williams
East Lyme Town Clerk

8 MEADOWLARK LN

Location 8 MEADOWLARK LN

Mblu 36.0/ 20//

Acct# 008198

Owner DI LI

Assessment \$252,140

Appraisal \$360,200

PID 7476

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$209,400	\$150,800	\$360,200
Assessment			
Valuation Year	Improvements	Land	Total
2021	\$146,580	\$105,560	\$252,140

Owner of Record

Owner DI LI

Co-Owner

Address 8 MEADOWLARK LN
EAST LYME, CT 06333

Sale Price \$367,900

Certificate

Book & Page 0850/0005

Sale Date 06/10/2010

Instrument UNKQ

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
PRUDENTIAL RELOCATION INC	\$367,900		0850/0003	UNKQ	06/10/2010
WALENS GARY M	\$0		0850/0001	04	06/10/2010
WALENS GARY M TR	\$0		0784/0036	04	08/31/2007
WALENS GARY M	\$415,000		0784/0015	UNKQ	08/31/2007

Building Information

Building 1 : Section 1

Year Built: 1993
Living Area: 1,764

4 Paul Villari 738
page
Stone Hunt Collins 670/730

Building Percent Good: 78

Replacement Cost

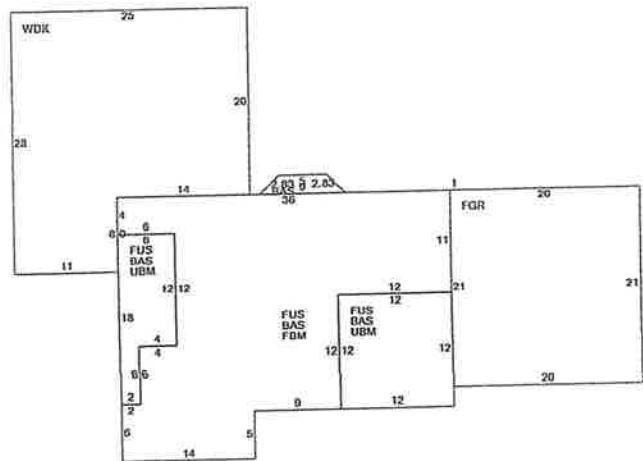
Less Depreciation: \$206,500

Building Photo



(https://images.vgsi.com/photos2/EastLymeCTPhotos///0024/P1050047_24)

Building Layout



(ParcelSketch.ashx?pid=7476&bid=7778)

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	889	889
FUS	Upper Story, Finished	875	875
FBM	Basement, Finished	647	0
FGR	Garage	420	0
UBM	Basement, Unfinished	228	0
WDK	Deck, Wood	588	0
		3,647	1,764

Extra Features

Extra Features

Legend

No Data for Extra Features

Land

Land Use

Use Code 1010
Description Single Fam M-01
Zone R40
Neighborhood 0055
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.92
Frontage 0
Depth 0
Assessed Value \$105,560
Appraised Value \$150,800

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FRAME			192.00 S.F.	\$1,200	1
PAT1	PATIO-AVG			187.00 S.F.	\$1,200	1
SHD1	SHED FRAME			56.00 S.F.	\$500	1

Valuation History

Appraisal

Valuation Year	Improvements	Land	Total
2022	\$209,400	\$150,800	\$360,200
2020	\$176,600	\$136,400	\$313,000
2019	\$176,600	\$136,400	\$313,000

Assessment

Valuation Year	Improvements	Land	Total
2022	\$146,580	\$105,560	\$252,140
2020	\$123,620	\$95,480	\$219,100
2019	\$123,620	\$95,480	\$219,100

WARRANTY DEED

2682

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

KNOW YE, that Stacey Hunt Collins, of the Town of East Lyme, County of New London, and State of Connecticut, hereinafter referred to as "Grantor," for the consideration of THREE HUNDRED EIGHTY FIVE THOUSAND AND NO/100 (\$385,000.00), received to my full satisfaction of Paul M. Villani of the Town of Colchester, County of New London, and State of Connecticut, hereinafter referred to as "Grantee," does give, grant, bargain, sell, convey and confirm unto the said "Grantee", all that certain parcel of land, with any buildings and improvements thereon, located in the Town of East Lyme, County of New London, and State of Connecticut, being more particularly bounded and described as in Schedule "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto, the said "Grantee," their heirs, successors and assigns forever, to them and their own proper use and behoof.

AND ALSO, the said "Grantor" does for his/her/their heirs, executors and administrators, covenant with the said "Grantee," his/her/their successors, heirs and assigns, that at and until the ensealing of these presents, he/she/they are well seized of the premises as a good indefeasible estate in FEE SIMPLE; and has good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever, except as hereinbefore mentioned.

AND FURTHERMORE, the said "Grantor," does by these presents bind his/her/their, heirs, executors and administrators forever to WARRANT AND DEFEND the above granted and bargained premises to the said "Grantee," his/her/their successors, heirs and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

IN WITNESS WHEREOF, the said Grantor hereunto has set his/her/their hand this Twenty
Seventh day of May, in the year of our Lord, 2004.

Signed, Sealed and Delivered in the presence of:

Melin P. cat
Melissa B. Wagner
Pamela Ratnecht
Pamela Ratnecht

Stacey Hunt Collins
Stacey Hunt Collins

~~\$1925.00~~ ~~\$962.50~~
CONVEYANCE TAXES COLLECTED

Esther B. Williams
TOWN CLERK OF EAST LYME

On this the Twenty Seventh day of May, 2004 before me, the undersigned officer, personally appeared Stacey Hunt Collins, known to me (or personally proven) to be the person whose name(s) are subscribed to the within instrument and acknowledged that they/he/she executed the same for the purposes therein contained, as their/his/her free act and deed.

Melissa B. Washer
Commissioner of the Superior Court
Notary Public

SCHEDULE "A"

All that certain piece or parcel of land located in the Town of East Lyme, County of New London, State of Connecticut shown and designated as Lot Number 69 on a map entitled "Heritage At East Lyme - Subdivision - The Heritage Development Group, Inc. Southbury, Connecticut" J. Robert Pfanner and Associates, P.C. Surveying and Engineering, 37 Grant Street, East Lyme, Connecticut, 1 inch = 40 feet dated February 1, 1988, revised to November 28, 1988 and labeled Sheet 1 of 130, certified in accordance with the standards of a class A/2 Survey" which map was filed on March 9, 1989 at 11:25 A.M. and designated as Map No. 746 in Drawer #4.

The Grantee herein assumes and agrees to pay any and all taxes hereafter coming due.
Reference is made to a deed recorded in Vol. 537 page 208 of the East Lyme Land Records.

Recorded May 28 2004
1:00 AM PM Keith B Williams
East Lyme Town Clerk

KNOW ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING: 3396

KNOW YE, That ROY G. COLLINS of the Town of East Lyme, and State of Connecticut for the consideration of GOOD AND VALUABLE CONSIDERATIONS received to my full satisfaction of STACEY HUNT-COLLINS of the Town of East Lyme and State of Connecticut do hereby remise, release, and forever QUITCLAIM unto the said STACEY HUNT-COLLINS, her successors, heirs and assigns forever, all the right, title, interest, claim and demand whatsoever as I the said releasor have or ought to have in or to:

All that certain piece or parcel of land located in the Town of East Lyme, County of New London and State of Connecticut shown and designated as Lot Number 60 on a map entitled "Heritage At East Lyme - Subdivision - The Heritage Development Group, Inc. Southington, Connecticut" J. Robert Pfanner and Associates, P.C. Surveying and Engineering, 37 Grant Street, East Lyme, Connecticut, 1 inch = 40 feet dated February 1, 1988, revised to November 28, 1988 and labeled Sheet 7 of 130, certified in accordance with the standards of a class A/2 Survey" which map was filed on March 9, 1989 at 11:25 A.M. and designated as Map No. 746 in Drawer #4.

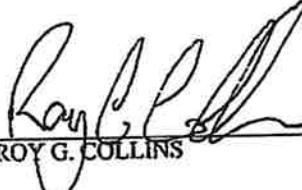
Reference is hereby made to a Quit Claim Deed from Nazarko Connecticut Properties, Inc. to Roy G. Collins and Stacey-Hunt-Collins dated December, 1993 and recorded on December 9, 1993 at Volume 364, Page 385 of the East Lyme Land Records.

TO HAVE AND TO HOLD the premises, with all the appurtenances, unto the said Releasee, her successors, heirs and assigns forever, so that neither I the said Releasor nor my heirs nor any other person under me or them shall hereafter have any claim, right or title in or to the premises, or any part thereof, but therefrom I am and they are by these presents forever barred and excluded.

IN WITNESS WHEREOF, I, ROY G. COLLINS, have hereunto set my hand and seal this 25th day of July, A.D., 2001.

Signed, Sealed and Delivered
in the Presence of:

Cordele A. Graves
Cordelia R. Graves
Laurie Robitaille
Laurie Robitaille
STATE OF CONNECTICUT
COUNTY OF NEW LONDON


ROY G. COLLINS
(L.S.)
} ss. NIANTIC JULY 25, 2001

Personally appeared ROY G. COLLINS, signer and sealer of the foregoing instrument and acknowledged the same to be his free act and deed, before me.


Notary Public-My Comm. Exp. JUNE 30, 2002
CORDELIA R. GRAVES

Latest address of Grantee:

8 Meadow Lark Lane
East Lyme, CT 06333

NO CONVEYANCE TAXES COLLECTED

Ester B. Williams
TOWN CLERK OF EAST LYME

VOL. 537 PAGE 209
SCHEDULE "A"

Borrower: Stacey Hunt-Collins

Property: 8 Meadowlark Ln, East Lyme, CT 06333

Loan No: 000685099414

Closing Date: August 1, 2001

ALL THAT PARCEL OF LAND IN THE TOWN OF EAST LYME, NEW LONDON COUNTY, STATE OF CONNECTICUT, AS MORE FULLY DESCRIBED IN DEED VOLUME 364, PAGE 384, ID# 8198, BEING KNOWN AND DESIGNATED AS LOT 60, HERITAGE AT EAST LYME, METES AND BOUNDS PROPERTY.8 MEADOW LARK LANE BY FEE SIMPLE DEED FROM NAZARKO CONNECTICUT PROPERTIES, INC AS SET FORTH IN DEED VOLUME 364, PAGE 384 DATED 12/09/1993 AND RECORDED 12/09/1993, NEW LONDON COUNTY RECORDS, STATE OF CONNECTICUT.

Version 2.8.5.06

Received August 16, 2001
9:30 AM Esther B. Williams
East Lyme Town Clerk

SHC

Statutory Form Warranty Deed 3517

Know Ye That I, Paul M. Villani, of the Town of East Lyme, County of New London and State of Connecticut, (hereinafter referred to as "Grantor"), for the consideration of Four Hundred Fifteen Thousand and 00/100 (\$415,000.00) dollars, grant to Gary M. Walens, of the Town of Ann Arbor, County of Washtenaw and State of Michigan (hereinafter referred to as 'Grantee'), with Warranty Covenants, that certain tract 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, known as 8 Meadowlark Lane more particularly bounded described in a Schedule A description attached hereto and made a part hereof.

Being the same premises as conveyed to the Grantor by Warranty Deed recorded in Volume 670 at Page 738 of the East Lyme Land Records.

The Grantee agrees to assume and pay all taxes hereinafter coming due.

Said premises are conveyed subject to easements, restrictions and agreements as of record appear, building and building line restrictions, any and all provisions of any ordinance, municipal ordinances, including planning, zoning, conservation and inland wetland regulations of the Town of East Lyme, public or private law and taxes and/or assessments to the Town of East Lyme and/or its boroughs, villages, districts.

Signed this 31st day of August 2007.

Signed, sealed and delivered
in the presence of



Alan R. Messier, Witness

Paul M. Villani

Diane L. DeRochers

, Witness

State of Connecticut }
 } ss. New London
County of New London }

August 31, 2007

Personally appeared Paul M. Villani, signer and sealer of the foregoing instrument, who acknowledged the same to be his free act and deed, before me.

\$2075.00 \$1037.50
CONVEYANCE TAXES COLLECTED
Elmer B. Williams
TOWN CLERK OF EAST LYME

Elmer B. Williams
Alan R. Messier
Commissioner of the Superior Court

Schedule A

All that certain piece or parcel of land located in the Town of East Lyme, County of New London, State of Connecticut shown and designed as Lot Number 60 on a map entitled "Heritage At East Lyme - Subdivision - The Heritage Development Group, Inc. Southbury, Connecticut" J. Robert Pfanner and Associates, P.C. Surveying and Engineering, 37 Grant Street, East Lyme, Connecticut 1 inch - 40 feet dated February 1, 1988, revised to November 28, 1988 and labeled Sheet 7 of 130, certified in accordance with the standards of a class A/2 Survey" which map was filed on March 9, 1989 at 11:25 a.m. and designated as Map No. 746 in Drawer #4.

Recorded Aug 31 2007
3:30 AM
Ester B Williams
East Lyme Town Clerk



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

KNOW YE, That NAZARKO CONNECTICUT PROPERTIES, INC., a corporation organized and existing under the laws of the State of Connecticut, for the consideration of ONE HUNDRED EIGHTY-FOUR THOUSAND FIVE HUNDRED and 00/100 (\$184,500.00) DOLLARS, received to its full satisfaction of ROY G. COLLINS and STACEY HUNT-COLLINS, both of the State of Connecticut, does hereby give, grant, bargain, sell and confirm unto the said ROY G. COLLINS and STACEY HUNT COLLINS and unto the survivor of them, and unto such survivor's heirs and assigns forever:

All that certain piece or parcel of land located in the Town of East Lyme, County of New London, State of Connecticut shown and designated as Lot Number 60 on a map entitled "Heritage At East Lyme - Subdivision - The Heritage Development Group, Inc. Southbury, Connecticut" J. Robert Pfanner and Associates, P.C. Surveying and Engineering, 37 Grant Street, East Lyme, Connecticut, 1 inch = 40 feet dated February 1, 1988, revised to November 28, 1988 and labeled Sheet 7 of 130, certified in accordance with the standards of a class A/2 Survey" which map was filed on March 9, 1989 at 11:25 A.M. and designated as Map No. 746 in Drawer #4.

Subject to:

1. Municipal taxes not yet due and payable.
2. Governmental rules and regulations.
3. Special exception permit dated February 1, 1990 and recorded April 15, 1990 in Volume 300 at Page 13 of the East Lyme Land Records.
4. Easement in favor of the Connecticut Light and Power Company as shown on map entitled "Boundary Survey, Property of Heritage Development Group, Inc. Property East of Chesterfield Road., Conn. Rte. 161 East Lyme, Conn., dated July 17, 1987, certified by J. Robert Pfanner, P.E., L.S. No. 9442.
5. Notes and notations on Maps #321 and 322 in Drawer 5 recorded in the Land Records of the Town of East Lyme.
6. Notes and notations on Maps #738-813 in Drawer 4 in the Land Records of the Town of East Lyme.
7. Subject to the Right of the Grantor, its successors and assigns to slope land adjacent to the highway and within ten feet thereof, to conform to the typical road cross section.
8. Subject to the Right of the Grantor, its successors and assigns to drain surface water from the highway in accordance with standard procedures of the Town of East Lyme.

TO HAVE AND TO HOLD, the above granted and bargained premises, with the appurtenances thereof, unto them, the said grantee, and unto their heirs and assigns forever, to them and his and their own proper use and behoof.

CONVEYANCE TAXES COLLECTED \$902.50
200.95
Esther B. Gillows
 TOWN CLERK OF EAST LYME

AND ALSO, it, the said Grantor, does for itself, its successors and assigns, covenant with the said Grantees and with their heirs and assigns, that at and until the ensealing of these presents, it is well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and has good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever, except as hereinbefore mentioned.

AND FURTHERMORE, the said Grantor does by these presents bind itself and its successors and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to them, the said Grantees and to their heirs and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

IN WITNESS WHEREOF, Grantor has hereunto cause to be set
its hand and seal this day of December, 1993.

**Signed, Sealed & Delivered
in the presence of:** **NAZARKO CONNECTICUT PROPERTIES,
INC.**

Am + English

By Michael Nazarko, President
Michael Nazarko
Its President

Tom Lettsage

STATE OF CONNECTICUT } ss: December , 1993
COUNTY OF }

Personally appeared, NAZARKO CONNECTICUT PROPERTIES, INC., by its President, Michael Nazarko, signer and sealer of the foregoing instrument, and acknowledged same to be his free act and desire before me.

Notary Public,
Commissioner of the Superior
Court,

Grantee's Latest Address:

239 Flanders Road
Niantic, Connecticut 06357

Rec'd for record Dec 9, 1973
10:42 AM Ext-B Library
East Lynn, Lynn, Clark

EXHIBIT F

RETURN RECORDED DEED TO:

Jonathan Stadler
1 Meadowlark Lane
East Lyme, CT 06333

VOL: 1035 PG: 809
INST: 00002205

WARRANTY DEED

KNOW YE, THAT I, GARY L. STAPLES, of the Town of East Lyme, County of New London and State of Connecticut hereinafter referred to as the Grantor for the consideration **THREE HUNDRED SEVENTY-FIVE THOUSAND AND 00/100 (\$375,000.00) DOLLARS** received to my full satisfaction of **JONATHAN STADLER**, of the Town of East Lyme, County of New London and State of Connecticut, hereinafter referred to as the Grantee, do give, grant, bargain, sell and confirm unto said Grantee, with Warranty Covenants:

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto him the said Grantee, his heirs, successors and assigns forever, to him and their own proper use and behoof.

And also, I the said Grantor do for myself, my heirs, executors and administrators, covenant with the said Grantee, his successors, heirs and assigns, that at and until the ensealing of these presents, I am well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever, except as hereinbefore mentioned.

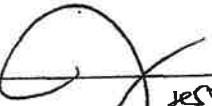
And Furthermore, I the Grantor do by these presents bind myself and my heirs, executors and administrators forever to **WARRANT AND DEFEND** the above granted and bargained premises to him the said Grantee, his heirs, successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

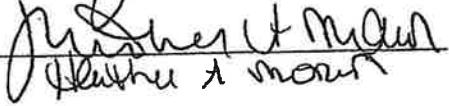
CONVEYANCE TAX RECEIVED
STATE \$ 2812.50
TOWN \$ 937.50
EAST LYME, CT TOWN CLERK

VOL # 1035 PG # 810
INST # 00002205

In Witness Whereof, I have hereunto set my hand and seal this 12th day of August in the year of our Lord two thousand twenty.

Signed, Sealed and Delivered in presence of



Jeffrey A. McNamara


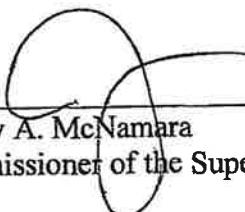
Heather A. Moran



GARY L. STAPLES

State of Connecticut)
) ss. Niantic
County of New London)

On this the 12th day of August, 2020 before me, the undersigned officer, personally appeared Gary L. Staples known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained as his free act and deed.



Jeffrey A. McNamara
Commissioner of the Superior Court

VOL: 1035 PG: 811
INST: 00002205

PROPERTY DESCRIPTION

ALL THAT CERTAIN piece or parcel of land located in the Town of East Lyme, County of New London, State of Connecticut known as 1 Meadowlark Lane and shown and designated as Lot No. 55 on a map entitled "Heritage at East Lyme-Subdivision - The Heritage Development Group, Inc. Southbury, Connecticut" J. Robert Planner and Associates, P.C. Surveying and Engineering, 37 Grand Street, East Lyme, Connecticut, 1 inch = 40 feet dated February 1, 1988, revised to October 3, 1988 and November 28, 1988 and labeled Sheet 7 of 130, certified in accordance with the standards of a class A Survey which map was filed on March 9, 1989 at 11:25 a.m. and designated as Map No. 746, in Drawer #4.

RECEIVED FOR RECORD
Aug 14, 2020 03:00:35P
Karen Miller Galbo
TOWN CLERK
EAST LYME, CT

1 MEADOWLARK LN

Location 1 MEADOWLARK LN

Mblu 36.0/ 23/ //

Acct# 008195

Owner STADLER JONATHAN

Assessment \$299,110

Appraisal \$427,300

PID 7473

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$274,300	\$153,000	\$427,300
Assessment			
Valuation Year	Improvements	Land	Total
2021	\$192,010	\$107,100	\$299,110

Owner of Record

Owner STADLER JONATHAN

Sale Price \$375,000

Co-Owner

Certificate

Address 1 MEADOWLARK LANE
EAST LYME, CT 06333

Book & Page 1035/809

Sale Date 08/14/2020

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
STAPLES GARY L	\$0		1020/0398	11	11/05/2019
STAPLES GARY L &	\$355,000		0516/0094	UNKQ	01/23/2001
ALBERTSON DARRYL S & ELIZABETH C	\$334,200		0482/0231	07	07/01/1999
COVE LANDING ASSOCIATES LLC	\$54,682		0472/0209	UNKQ	02/24/1999

Building Information

Building 1 : Section 1

Year Built: 1999

Living Area: 2,464

Building Percent Good: 0%

Replacement Cost

Less Depreciation: \$271,800

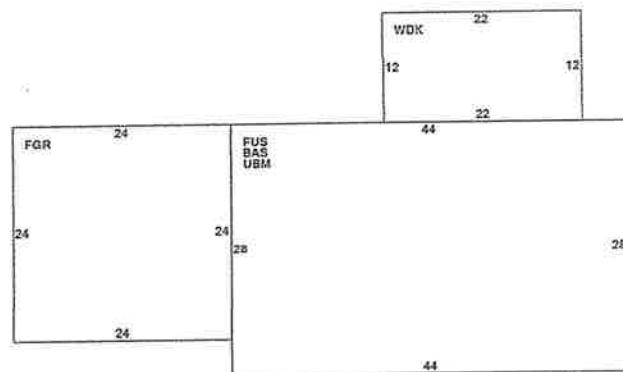
Building Photo



(https://images.vgsi.com/photos2/EastLymeCTPhotos//0024/P1050043_2)

Building Attributes	
Field	Description
Style:	Colonial
Model	Residential
Grade:	Ave-Good
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Layout



(ParcelSketch.ashx?pid=7473&bid=7775)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,232	1,232
FUS	Upper Story, Finished	1,232	1,232
FGR	Garage	576	0
UBM	Basement, Unfinished	1,232	0
WDK	Deck, Wood	264	0
		4,536	2,464

Extra Features

Extra Features					Legend
Code	Description	Size	Value	Bldg #	
FPL3	2 STORY CHIM	1.00 UNITS	\$2,500	1	

Land

Land Use

Use Code 1010
Description Single Fam M-01
Zone R40
Neighborhood 0055
Alt Land Appr No

Category

Land Line Valuation

Size (Acres) 1.24
Frontage 0
Depth 0
Assessed Value \$107,100
Appraised Value \$153,000

Outbuildings

Outbuildings		<u>Legend</u>
No Data for Outbuildings		

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$274,300	\$153,000	\$427,300
2020	\$231,700	\$138,400	\$370,100
2019	\$231,700	\$138,400	\$370,100

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$192,010	\$107,100	\$299,110
2020	\$162,190	\$96,880	\$259,070
2019	\$162,190	\$96,880	\$259,070

WARRANTY DEED

3032

COVE LANDING ASSOCIATES, L.L.C., a Connecticut limited liability Company with a principal place of business in Old Saybrook, Connecticut, for the sum of Three Hundred Thirty Four Thousand Two Hundred (\$334,200.00) Dollars, grant to **DARRYL S. ALBERTSON** and **ELIZABETH C. ALBERTSON**, both of the Town of Mansfield, County of Tolland and State of Connecticut, as joint tenants with right of survivorship, with **WARRANTY COVENANTS**

ALL THAT CERTAIN piece or parcel of land located in the Town of East Lyme, County of New London, State of Connecticut known as 1 Meadowlark Lane and shown and designated as Lot No. 55 on a map entitled "Heritage at East Lyme-Subdivision - The Heritage Development Group, Inc. Southbury, Connecticut" J. Robert Planner and Associates, P.C. Surveying and Engineering, 37 Grand Street, East Lyme, Connecticut, 1 inch = 40 feet dated February 1, 1988, revised to October 3, 1988 and November 28, 1988 and labeled Sheet 7 of 130, certified in accordance with the standards of a class A Survey" which map was filed on March 9, 1989 at 11:25 a.m. and designated as Map No. 746, in Drawer # 4.

Said premises are subject to the following:

1. Municipal taxes not yet due and payable.
2. Governmental Rules and Regulations.
3. Special exception permit dated February 1, 1990 and recorded April 15, 1990 in Volume 300 at Page 13 of the East Lyme Land Records.
4. Easement in favor of the Connecticut Light and Power Company as shown on map entitled "Boundary Survey, Property of Heritage Development Group, Inc. Property East of Chesterfield Road, Con. Rte. 161 East Lyme, Conn., dated July 17, 1987, certified by J. Robert Pfanner, P.E., L.S. No. 9442.
5. Notes and notations on Maps #321 and 322 in Drawer 5 recorded in the Land Records of the Town of East Lyme.
6. Notes and notations on Maps #738-813 in Drawer 4 in the Land Records of the Town of East Lyme.
7. Subject to the Right of Northern Business Capital Corporation, its successors and assigns to slope land adjacent to the highway and within ten (10) feet thereof, to conform to the typical road cross section.
8. Subject to the Right of Northern Business Capital Corporation, its successors and assigns to drain surface water from the highway in accordance with standard procedures of the Town of East Lyme.

51671.00
STATE

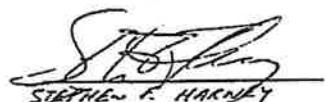
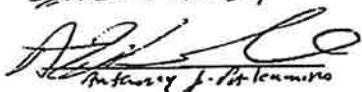
CONVEYANCE TAXES COLLECTED

Esther B. Williams
TOWN CLERK OF EAST LYME

VOL. 482 PAGE 232

Signed this 1st day of July, 1999.

Witnessed by:


STEPHEN F. HARVEY

Anthony J. Palomino

COVE LANDING ASSOCIATES, L.L.C.

BY: 
JOHN ALDI, MEMBER

STATE OF CONNECTICUT }
COUNTY OF NEW LONDON } SS. NEW LONDON

July 1, 1999

Personally appeared JOHN ALDI, Member of Cove Landing Associates, L.L.C.,
signer and sealer of the foregoing instrument and acknowledged the same to be his free act and
deed, and the free act and deed of said limited liability company, before me.


Anthony J. Palomino
Clerk of Superior Ct.

Recorded July 1 1999
4:30 AM ESTATE OF HARVEY
East Lyme Town Clerk

EXHIBIT G

Rtn: McNamara
100 Penn Ave
Niantic 06357

VOL 0075 PAGE 156

WARRANTY DEED

2442

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

KNOW YE, That I, LESLIE DOMALIK WAWRZYNSKI acting herein by RICHARD PETER WAWRZYNSKI, pursuant to a Power of Attorney, dated August 13, 2011 and recorded herewith and RICHARD PETER WAWRZYNSKI, individually, of the Town of East Lyme, County of New London and State of Connecticut ("Grantors") for consideration paid of FOUR HUNDRED THIRTY-FIVE THOUSAND AND NO/100 DOLLARS (\$435,000.00), grant to JAY V. VENDITTI and LORI A. VENDITTI, of the town of East Lyme, Connecticut as joint tenants with right of survivorship ("Grantees") with WARRANTY COVENANTS, the following property:

That certain piece or parcel of land with building and improvements thereon, situated in the Town of East Lyme, County of New London and State of Connecticut, known as 5 Meadowlark Lane, and being more particularly described in Schedule "A" attached hereto and made a part hereof.

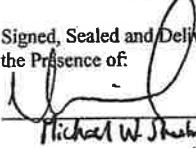
See Schedule "A" attached

Said premises are conveyed subject to:

1. Taxes and municipal assessments to the Town of East Lyme on the List of October 1, 2010, and subsequent list years, which the Grantees herein assumes and agrees to pay.
2. Any and all provisions of any municipal ordinance or regulation, any federal, state or local law including, but not limited to the provisions of any zoning, building, planning or inland wetland rules and regulations.
3. Subject to Special exception permit dated February 1, 1990 and recorded April 15, 1990 in Vol. 300, Page 13 of the East Lyme Land Records.
4. Easement in favor of CL&P dated 7/17/1987 as shown on map entitled "Boundary Survey, Property of Heritage Development Group, Inc. Property East of Chesterfield Road. Con. Rte. 161 East Lyme, Conn."
5. Notes and notations of Maps #738-813 in Drawer 4 in the Land Records of the Town of East Lyme.
6. Notes and notations on Maps #321 and 322 in Drawer 5 recorded in the Land Records of the Town of East Lyme.
7. Subject to the Right of Northern Business Capital Corporation, its successors and assigns to drain surface water from the highway in accordance with standard procedures of the Town of East Lyme.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of August, 2011.

Signed, Sealed and Delivered in
the Presence of:

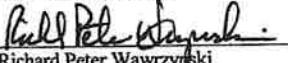

Michael W. Sheehan

STATE OF CONNECTICUT
COUNTY OF NEW LONDON

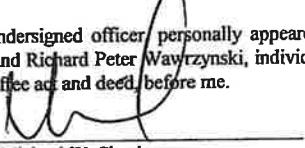
)
) ss. New London
)

"GRANTORS":


Richard Peter Wawrzynski, Attorney-in-Fact for Leslie
Domalik Wawrzynski

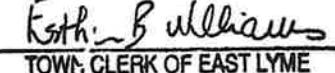

Richard Peter Wawrzynski

Last Mailing Address of Grantee:
No. and Street 5 Meadowlark Lane
City East Lyme
State CT Zip 06333


Michael W. Sheehan
Commissioner of the Superior Court

G:\DOC\FORMS\SR-ESTATE\DEEDSWARRANTY\01.DOC


\$3062.50
\$1087.50
\$108 CONVEYANCE TAXES COLLECTED


Keith B. Williams
TOWN CLERK OF EAST LYME

Property Addr: 5 Meadowlark Lane, East Lyme, CT 06333

SCHEDULE A

All that certain piece or parcel of land located in the Town of East Lyme, County of New London, State of Connecticut known as 5 Meadowlark Lane and shown and designated as Lot No. 56 on a map entitled "Heritage at East Lyme-Subdivision - The Heritage Development Group, Inc. Southbury, Connecticut" J. Robert Pfanner and Associates, P.C. Surveying and Engineering, 37 Grand Street, East Lyme, Connecticut, 1 inch = 40 feet dated February 1, 1988, revised to October 3, 1988 and November 28, 1988 and labeled Sheet 7 of 130 certified in accordance with the standards of a class A Survey" which map was filed on March 9, 1989 at 11:25 ;a.m., December 6, 1990 and designated as Map No. 746, in Drawer #4.

Recorded Aug 22 2011
11:37 AM Foster B Willhause
East Lyme Town Clerk

EXHIBIT H

TO ALL PEOPLE to whom these Presents shall come, Greetings:

KNOW YE, THAT **Jonathan S. Stadler** and **Cynthia O. Stadler**, of 7 Meadowlark Lane, East Lyme, Connecticut, herein designated as the Grantors, for the consideration of **FOUR HUNDRED SEVENTY-THOUSAND (\$470,000.00) DOLLARS** received to the full satisfaction of the Grantors from **Mara Harris** and **Morgan Harris**, as Joint Tenants, both of 12 Locust Court, Waterford, Connecticut herein designated as the Grantees, do hereby give, grant, bargain, sell and convey to the Grantees, as Joint Tenants, and unto the survivor of them, and unto such survivor's heirs and assigns forever:

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, known as 7 Meadowlark Lane, East Lyme, Connecticut. Said parcel being more particularly bounded and described as follows:

SEE SCHEDULE "A" ATTACHED HERETO

TO HAVE and to Hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantees and unto the survivor of them, and unto such survivor's heirs, successors, and assigns forever, to the Grantees and their own proper use and behalf. And the Grantors do for themselves, their heirs, executors, administrators, and assigns, covenant with the said Grantees, and with the survivor of them and with such survivors, heirs, and assigns, that at and until the sealing of these presents, the Grantors are well seized of the premises, as a good indefeasible estate in *Fee Simple*; and have good right to bargain and sell the same in manner and form as is above written and that the same is free from all encumbrances whatsoever, except as hereinbefore mentioned.

AND Furthermore, the said Grantors do by these presents bind themselves and their heirs and assigns forever to *Warrant and Defend* the above granted and bargained premises to the said Grantees, and to the survivor of them and to such survivors, heirs, and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

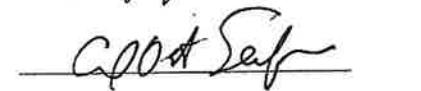
In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seal

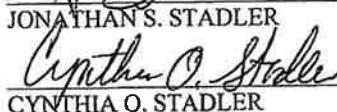
this 13th day of December 2019.

Signed, Sealed and Delivered in the presence of:

WITNESSES:

GRANTORS:


JONATHAN S. STADLER

CYNTHIA O. STADLER

CONVEYANCE TAX RECEIVED
STATE \$ 3525.00
TOWN \$ 1175.00
EAST LYME, CT TOWN CLERK

STATE OF CONNECTICUT

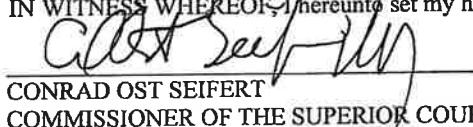
}

} ss. OLD LYME

COUNTY OF NEW LONDON

}

On this the 13th day of December, 2019, before me the undersigned officer, personally appeared JONATHAN S. STADLER and CYNTHIA O. STADLER, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained as their free act and deed. IN WITNESS WHEREOF, I hereunto set my hand and seal.


CONRAD OST SEIFERT
COMMISSIONER OF THE SUPERIOR COURT
STATE OF CONNECTICUT
JURIS NO: 101448

SCHEDULE A

ALL THAT CERTAIN piece or parcel of land located in the **Town of East Lyme**, County of New London, State of Connecticut known as **7 Meadowlark Lane** and shown and designated as **Lot 59** on map entitled "Heritage at East Lyme-Subdivision - The Heritage Development Group, Inc. Southbury, Connecticut" J. Robert Pfanner and Associates, P.C. Surveying and Engineering, 37 Grand Street, East Lyme, Connecticut, 1 inch = 40 feet dated February 1, 1988, as revised, which Map is of file in the East Lyme Town Clerk's Office as Map No. 742, reference to which Map is hereby made for a more particular description of said premises. Being the same premises described in Volume 524, Page 394 of the East Lyme Land Records.

Said premises are subject to the following:

1. Municipal taxes not yet due and payable.
2. Governmental rules and regulations.
3. Special exception permit dated February 1, 1990 and recorded April 15, 1990 in Volume 300 at Page 13 of the East Lyme Land Records.
4. Easement in favor of the Connecticut Light and Power Company as shown on map entitled "Boundary Survey, Property of Heritage Development Group, Inc. Property East of Chesterfield Road, Con. Rte. 161 East Lyme, Conn., dated July 17, 1987, certified by J. Robert Pfanner, P.E., L.S. No. 9442.
5. Notes and notations on Maps #321 and 322 in Drawer 5 recorded in the Land Records of the **Town of East Lyme**.
6. Notes and notations on Maps #738-813 in Drawer 4 in the Land Records of the Town of East Lyme.
7. Subject to the Right of Northern Business Capital Corporation, its successors and assigns to slope land adjacent to the highway and within ten (10) feet thereof, to conform to the typical road cross section.
8. Subject to the Right of Northern Business Capital Corporation, its successors and assigns to drain surface water from the highway in accordance with standard procedures of the Town of East Lyme.
9. Conservation Easement recorded in Volume 686, Page 485 of the East Lyme Land Records.