

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.

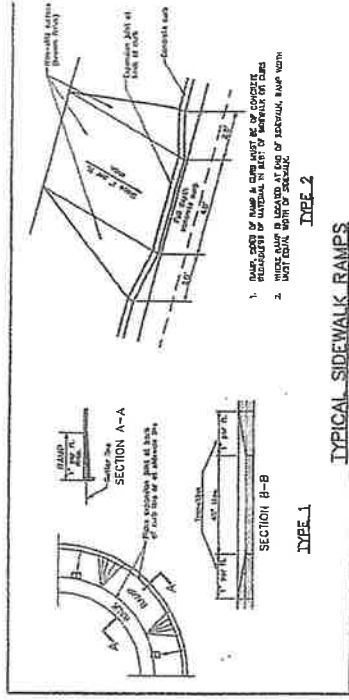
Not surprisingly, each and Meadowlark Lane property has directly within their deeds, or prior deed references, actual or constructive notice of the July 13, 1993 re-subdivision application approved by the Town of East Lyme Planning Commission which relocated the Open Space within the Heritage at East 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;

| <u>Ex. Name</u> | <u>Address</u> | <u>Deed Reference</u> | <u>Date</u> |
|--------------------------------------|-------------------|-----------------------|-------------|
| B. Julie Carlone 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 |

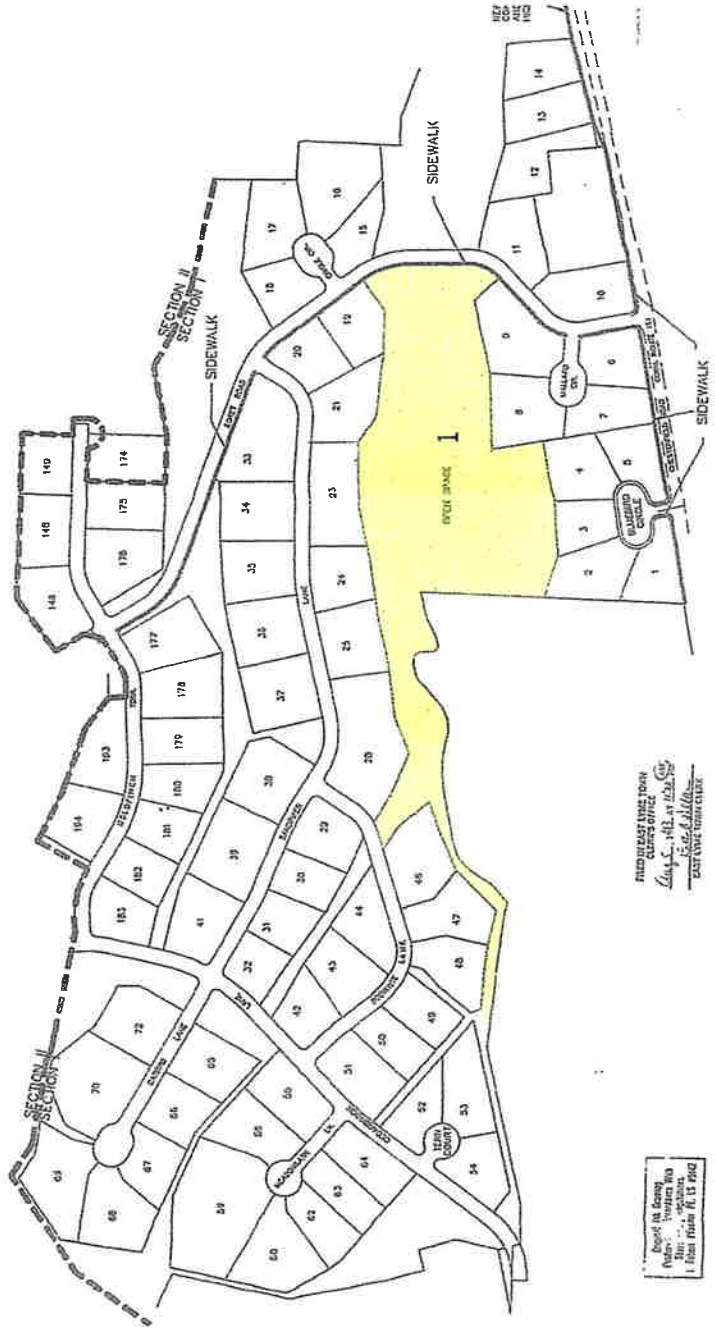
Ex "QQ"

EXHIBIT A

Recorded D-5 #322
8/5/1993



CONCRETE DRIVEWAY APRON
N.E.C.



RESUBDIVISION
SIDEWALK LOCATION
HERITAGE AT EAST LYME

14/6/93

14/6/93

GRAPHIC SCALE
1 inch = 20 feet

SHEET 128 OF 130
REV. APRIL 24, 1993
REV. JUNE 10, 1993
J. ROBERT PFAFFER & ASSOCIATES P.C.
37 GRAND STREET EAST LYME, CONNECTICUT



RECEIVED TOWN OF LYME
PLANNING DEPARTMENT
JULY 5, 1993 10:22 AM
15-06-011111
EAST LYME TOWN CLERK

EXHIBIT B

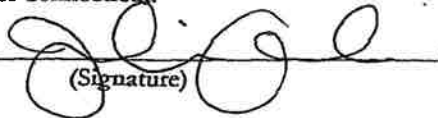
CERTIFICATE OF CHANGE OF NAME

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 Galtso
 Karen Miller Galtso

Lesley A. Blais
 Lesley A. Blais
STATE 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 Galtso, etc.
 Town Clerk - Notary Public
Recorded Dec 2 20 15
9:20 PM Lesley A. Blais
 East Lyme Town Clerk

*Rtn. Julie Papalia
c/o Meadowbrook Lane
East Lyme, CT 06333*

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QUIT CLAIM DEED

2275

TO 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 19th day of August, 2014.

Signed, Sealed and Delivered
in the presence of:

Robert W. Clark
Robert W. Clark
Malissa Henry
Malissa Henry

Joseph Papalia, Jr.
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.

Robert W. Clark
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 PM
East Lyme Town Clerk

Recorded Sept 4 2014
AM
12:35 PM
East Lyme Town Clerk

EXHIBIT C

33917

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

Ethan B. Johnson
TOWN CLERK OF EAST LYME

\$925.95

\$203.71

VOL. 367 PAGE 580

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.

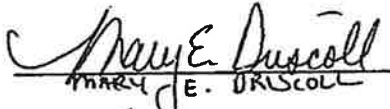
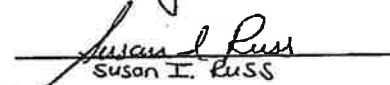
AND ALSO, it, the said Grantor, does for itself, its successors and assigns, covenant with the said Grantees and with their heirs and assigns, that at and until the ensealing of these presents, it is well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and has good right to bargain 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
in the presence of:


NAZARKO CONNECTICUT PROPERTIES,
INC.


MARY E. DRISCOLL

Susan I. Russ

By 
Michael Nazarko
Its President

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

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.


Notary Public MARY E. DRISCOLL
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

Rec'd for record Jan 25 1994
2:27 PM AM Feb 2 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:

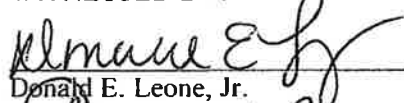

A certain tract or parcel of land with the buildings and improvements thereon, situated in the Town of East Lyme, County of New London and State of Connecticut, known as **6 Meadowlark Lane**, and being more particularly bounded and described on SCHEDULE A attached hereto and made a part hereof.


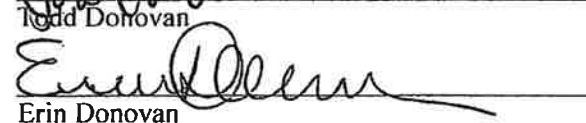
Said premises are conveyed subject to easements, rights of way, restrictions, and agreements as of record may appear, building and building line restrictions and any and all provisions of any municipal ordinance including planning, zoning and inland wetland regulations, public or private law, taxes or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

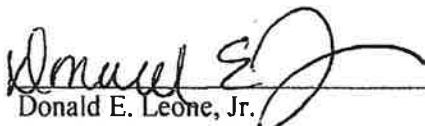
STATE OF CONNECTICUT

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 Galbo
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

Esther B. Williams
TOWN CLERK OF EAST LYME

*This is re sub plan
recorded 8/5/93*

Signed this 2nd day of June, 20 08.✓ Joseph M. Merenda
Joseph M. Merenda WITNESS✓ Howard M. Jones
Howard M. Jones WITNESSx Mary Maher Murphy (L.S.)
MARY MAHER MURPHYSTATE OF Connecticut
COUNTY OF New London) TOWN OR CITY OF: GrotonDATE: June 2, 2008On 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

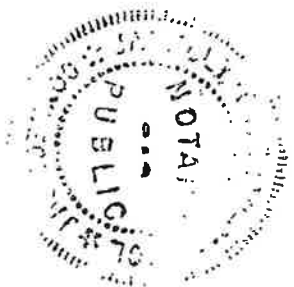
Janelly Taveras-Marmol
Notary Public
My Commission Expires: 12/31/2011Grantee's Mailing Address:
16260 NORTH 71ST STREET, SCOTTSDALE, AZ 85254**JANELLY TAVERAS-MARMOL**
NOTARY PUBLIC
MY COMMISSION EXPIRES DEC. 31, 2011Recorded Oct 24 20 08
1:50 AM Fether Williams
East Lyme Town Clerk

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

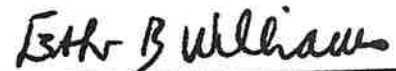
with warranty covenants

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



TOWN CLERK OF EAST LYME

Signed this 26th day of April

, 20 10

VOL 0850 PAGE 006

Witnessed by:

[Signature]

Witness 1

Shirley M. Mulberry

Witness 2

PRUDENTIAL RELOCATION, INC.,
A COLORADO CORPORATION

By:

Its

[Signature]
Asst Sec

State of Texas

County of Brewer

) ss:

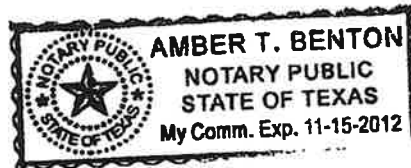
Date: April 26, 2010

On this the 26th day of April, 20 10, before me, Amber T Benton
the undersigned officer, personally appeared Leah Zandhard 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.

[Signature]
Notary Public

My commission expires:

Latest mailing address of Grantee:



Recorded June 10 20 10
3:32 AM [Signature]
East Lyme Town Clerk

8 MEADOWLARK LN

Location 8 MEADOWLARK LN

Mblu 36.0/ 20/ 11

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

Vol. 670
→ Paul Villar. 738
page
Stacy Hunt Collins 670/739

Building Percent Good: 78

Replacement Cost

Less Depreciation: \$206,500

Building Attributes

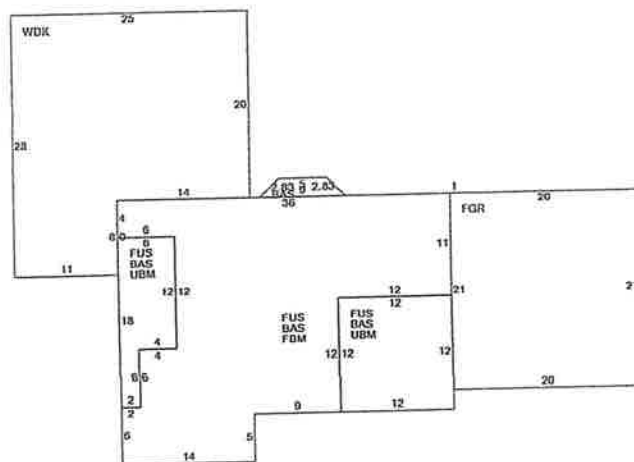
| Field | Description |
|--------------------|----------------|
| Style: | Colonial |
| Model | Residential |
| Grade: | Above Ave |
| Stories: | 2 Stories |
| Occupancy | 1 |
| Exterior Wall 1 | Vinyl Siding |
| Exterior Wall 2 | |
| Roof Structure: | Gable/Hip |
| Roof Cover | Asph/F Gls/Cmp |
| Interior Wall 1 | Drywall/Sheet |
| Interior Wall 2 | |
| Interior Flr 1 | Laminate |
| Interior Flr 2 | Carpet |
| Heat Fuel | Oil |
| Heat Type: | Hot Water |
| AC Type: | Central |
| Total Bedrooms: | 3 Bedrooms |
| Total Bthrms: | 2 |
| Total Half Baths: | 1 |
| Total Xtra Fixtrs: | |
| Total Rooms: | 9 |
| Bath Style: | Average |
| Kitchen Style: | Average |
| Num Kitchens | 01 |
| Cndtn | |
| Num Park | |
| Fireplaces | |
| Fndtn Cndtn | |
| Basement | |

Building Photo



(https://images.vgsi.com/photos2/EastLymeCTPhotos///0024/P1050047_2)

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 |

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 ensembling 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:

Melina B. West
Melissa B. West
Pamela Katnecht
Pamela Katnecht

Stacey Hunt Collins

\$1925.00 \$962.50
CONVEYANCE TAXES COLLECTED

Esther B Williams
TOWN CLERK OF EAST LYME

STATE OF CONNECTICUT)
)ss: New London
COUNTY OF New London)

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 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.

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 PM Esther 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:

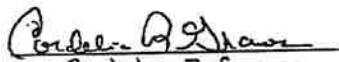
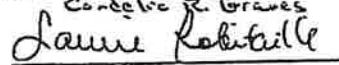
All that certain piece or parcel of land located in the Town of East Lyme, County of New London and State of Connecticut shown and designated as Lot Number 60 on a map entitled "Heritage At East Lyme - Subdivision - The Heritage Development Group, Inc. Southbury, Connecticut" J. Robert Pfanner and Associates, 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.


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:


Cordelia R. Graves

Laurie Robitaille


ROY G. COLLINS (E.S.)

STATE OF CONNECTICUT

) ss. NIANTIC

JULY 25, 2001

COUNTY OF NEW LONDON

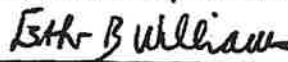
Personally appeared ROY G. COLLINS, signer and sealer of the foregoing instrument and acknowledged the same to be his free act and deed, before me.


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


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

RECORDED August 16 20 01
9:30 AM
East Lyme Town Clerk

SHC

SCHA - 11/09/2000 [000685099414]

LASER PRO. Reg. U.S. Pat. & T.M.Off., Version 2.8.5.06 (c) 2001 Concentrix Incorporated, All Rights Reserved.

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


, Witness

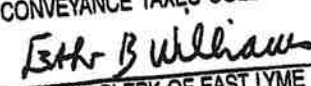
State of Connecticut }


ss. New London

August 31, 2007

County of New London }

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

TOWN CLERK OF EAST LYME


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} _{PM} Esther 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

Esther B. Wilson
TOWN CLERK OF EAST LYME

\$922.50
202-95

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 ensembling 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.

[Signature]
Tara Lefarge

By Michael Nazarko, President
Michael Nazarko
Its President

STATE OF CONNECTICUT)
COUNTY OF)

ss:

December , 1993

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.

[Signature]
Notary Public,
Commissioner of the Superior
Court

Grantee's Latest Address:

239 Flanders Road
Niantic, Connecticut 06357

Rec'd for record Dec 9 1993
10:42 AM
East Lyme Town Clerk

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

Signed, Sealed and Delivered in presence of

Gary L Staples
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 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. 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
Co-Owner
Address 1 MEADOWLARK LANE
EAST LYME, CT 06333

Sale Price \$375,000
Certificate
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
Assessment: \$299,110

Building Percent Good: 02

Replacement Cost

Less Depreciation: \$271,800

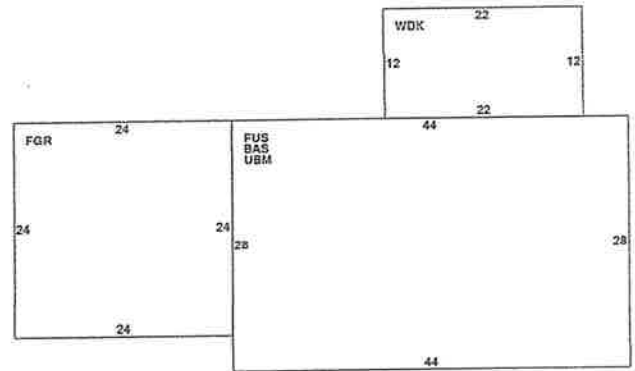
| Building Attributes | |
|---------------------|----------------|
| Field | Description |
| Style: | Colonial |
| Model | Residential |
| Grade: | Ave-Good |
| Stories: | 2 Stories |
| Occupancy | 1 |
| Exterior Wall 1 | Vinyl Siding |
| Exterior Wall 2 | |
| Roof Structure: | Gable/Hip |
| Roof Cover | 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 Photo



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

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 |
| WDC | 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 | Legend |
|--------------------------|--------|
| 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 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. 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.

\$ 1671.00
STATE

\$ 567.64
TOWN

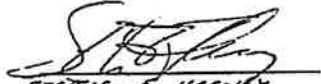
CONVEYANCE TAXES COLLECTED

Esther B. Williams
TOWN CLERK OF EAST LYME


Signed this 1st day of July, 1999.

Witnessed by:

COVE LANDING ASSOCIATES, L.L.C.


STEPHEN F. HARKLEY

BY: 
JOHN ALDI, MEMBER


Anthony J. Williams

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. Williams
Clerk of Superior Ct.

Recorded July 1 1999
4-26 AM
ESTHER WILKINS
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:

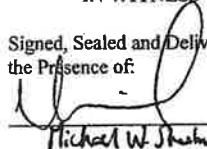
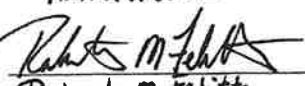
See Schedule "A" attached

Said premises are conveyed subject to:


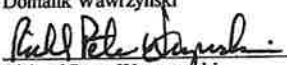
1. Taxes and municipal assessments to the Town of East Lyme on the List of October 1, 2010, and subsequent list years, which the Grantees herein assumes and agrees to pay.
2. Any and all provisions of any municipal ordinance or regulation, any federal, state or local law including, but not limited to 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

Roberta M. Felitto

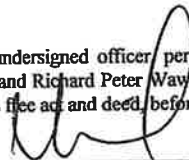
"GRANTORS":


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

Richard Peter Wawrzynski

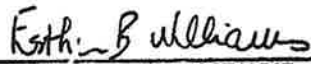
STATE OF CONNECTICUT)
) ss. New London
COUNTY OF NEW LONDON)

On this 19th day of August, 2011, before me, the undersigned officer personally appeared Richard Peter Wawrzynski, attorney-in-Fact for Leslie Domalik Wawrzynski and Richard Peter Wawrzynski, individually, signer and sealer of the within instrument and acknowledged same to be his free act and deed, before me.

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\R-ESTATE\DEEDS\WARRANTY\01.DOC

3262.50
1087.50
CONVEYANCE TAXES COLLECTED

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 labled 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 Esther B. Williams
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 ensembling 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.

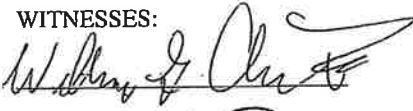
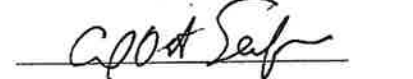
AND Furthermore, the said Grantors do by these presents bind themselves and their heirs and assigns forever to *Warrant and Defend* the above granted and bargained premises to the said Grantees, and to the survivor of them and to such survivors, heirs, and assigns, against all claims and demands whatsoever,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


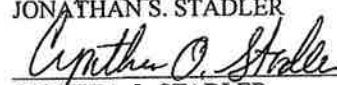
IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seal
this 13th day of December 2019.

Signed, Sealed and Delivered in the presence of:

WITNESSES:

GRANTORS:


JONATHAN S. STADLER

CYNTHIA O. STADLER

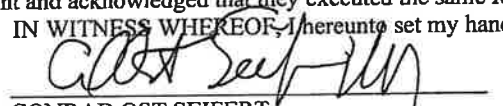
CONVEYANCE TAX RECEIVED
STATE \$ 3525.00
TOWN \$ 1175.00
EAST LYME, CT TOWN CLERK

STATE OF CONNECTICUT

COUNTY OF NEW LONDON

}
}
} ss. OLD LYME
}

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.

RECEIVED FOR RECORD
Dec 17, 2019 12:17:48P
Karen Miller Galbo
TOWN CLERK
EAST LYME, CT