

Return to:
Town of Montville
310 Norwich-New London Turnpike
Uncasville, CT 06382

WARRANTY DEED

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

KNOW YE, THAT we, **ANDREW A. MYERS AND MARGO Z. MYERS**, both of the Town of Montville, County of New London and State of Connecticut, for good and valuable consideration received to our full satisfaction of TOWN OF MONTVILLE, a municipal corporation organized and existing pursuant to the laws of the State of Connecticut with an office and place of business at 310 Norwich-New London Turnpike in the Town of Montville, County of New London and State of Connecticut do give, grant, bargain, sell and confirm unto the said **TOWN OF MONTVILLE**:

A certain strip or parcel of land, together with the improvements thereon, if any, situated on the easterly side of Chapel Hill Road in the Town of Montville, County of New London and State of Connecticut, which strip or parcel of land is more particularly shown on a certain map or plan entitled "2-Lot Subdivision Plan Depicting A Portion Of Land Owned By Myers At No. 211 Chapel Hill Road Montville, Connecticut June 11, 2026 Sheet No. 1 of 1 Scale 1 Inch Equals 50 Feet Path:\P\05513\Drawings\FS_Myers_Subdivision Plan.dwg Prepared For: Mr. Andrew Myers Franklin Surveys 115 Popple Bridge Road Griswold, CT 06351 (860) 748-6183 www.franklinsurveys.com" which strip or parcel of land is more particularly bounded and described as follows:

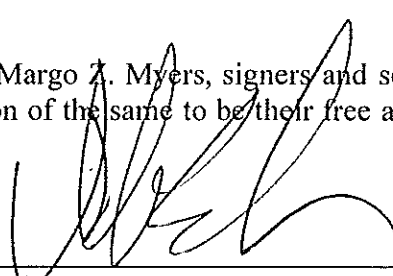
Beginning at an iron rod to be set 7.95 feet North 89°39'20" East from an existing property corner of land now or formerly Calvary Chapel of Southeastern Connecticut with the existing easterly streetline of Chapel Hill Road; thence running South 08°36'20" West for a distance of 83.83 feet to an iron rod to be set; thence running South 04°55'10" West for a distance of 276.17 feet to an iron rod to be set 5.09 feet North 87°31'40" East from the existing easterly right of way line of Chapel Hill Road, the last two (2) courses being bounded easterly by Proposed Lot 2 as shown on the above referenced plan; thence running South 05°25'50" West for a distance of 205.75 feet to an iron rod to be set 4.68 feet North 89°20'30" East from the existing easterly streetline of Chapel Hill Road, the last course being bounded easterly by Proposed Lot 1 as shown on the above referenced plan; thence running South 89°20'30" West for a distance of 4.68 feet bounded southerly by land now or formerly of Elizabeth Chateaufort as shown on the above referenced plan to the existing easterly streetline of Chapel Hill Road; thence running North 05°19'20" East for a distance of 565.30 feet bounded westerly by Chapel Hill Road to the southwesterly corner of land now or formerly Calvary Chapel of Southeastern Connecticut as shown on the above referenced plan; thence running North 89°39'20" East for a distance of 7.95 feet bounded northerly by land now or formerly Calvary Chapel of Southeastern Connecticut as shown on the above referenced plan to an iron rod to be set at the point and place of beginning.

Said premises is conveyed subject to easements, restrictions and agreements as of record appear, building and building line restrictions, any and all provisions of municipal ordinances

STATE OF CONNECTICUT)
) ss: Montville
COUNTY OF NEW LONDON)

September 15, 2026

Personally appeared, Andrew A. Myers and Margo A. Myers, signers and sealers of the foregoing instrument and acknowledged the execution of the same to be their free act and deed, before me, the undersigned officer.



William E. McCoy
Commissioner of the Superior Court

Latest Address of the Grantee:
310 Norwich-New London Turnpike
Uncasville, CT 06382

including planning, zoning and inland wetland regulations of the Town of Montville, Connecticut, public or private law, and taxes to the Town of Montville, Connecticut on the List of October 1, 2025 and thereafter coming due.

Reference is hereby made to a Warranty-Deed from Alan G. Hotaling to Andrew A. Myers and Margo Z. Myers dated April 11, 1988 and recorded in Volume 201, Page 212 of the Montville Land Records.

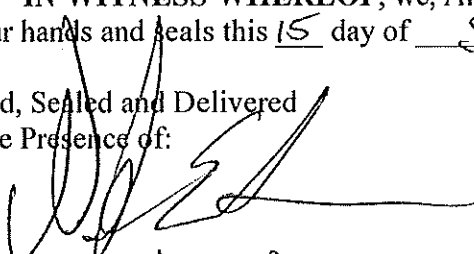
TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto it the said grantee, and unto its successors and assigns forever, to its and their own proper use and behoof.

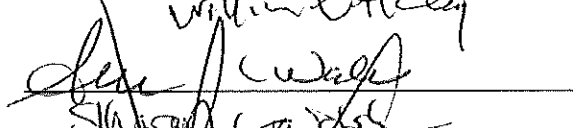
AND ALSO, we, the said grantors, do for ourselves, our heirs, executors, administrators and assigns, covenant with the said grantee, and with its successors and assigns, that at and until the ensealing of these presents, we are well seized of the premises, as a good indefeasible estate in FEE SIMPLE, and we 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.

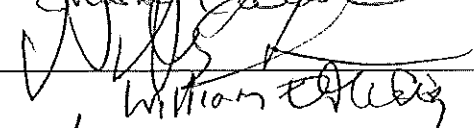
AND FURTHERMORE, we, the said grantors, do by these presents bind ourselves and our heirs, executors, administrators and assigns forever to **WARRANT AND DEFEND** the above granted and bargained premises to it, the said grantee, and to its successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

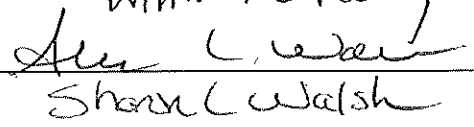
IN WITNESS WHEREOF, we, Andrew A. Myers and Margo Z. Myers have hereunto set our hands and seals this 15 day of September, 2026.

Signed, Sealed and Delivered
in the Presence of:

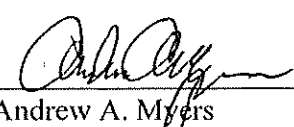


William E. Kelly


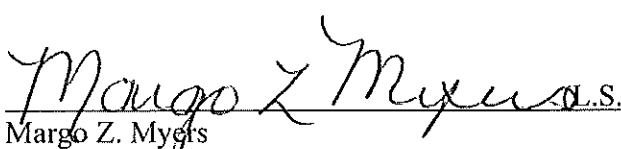
Sharon C. Walsh


William E. Kelly


Sharon C. Walsh



Andrew A. Myers (L.S.)



Margo Z. Myers (L.S.)