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Needham, MA 02442

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TOWN CLERKS OFFICE
TOWN OF LISBON

SPECIAL WARRANTY DEED

SI REALTY COMPANY, INC., a Connecticut corporation, with a business address at 803 Main Street, Willimantic, Connecticut 06226 ("Grantor") for the consideration of FIVE HUNDRED TWENTY-FIVE THOUSAND AND 00/100 DOLLARS (\$525,000.00) received to its full satisfaction from 143 RIVER ROAD, LLC, a Connecticut limited liability company with a business address at 192 Worcester Street, Natick, Massachusetts 01760 ("Grantee") does give grant, bargain, sell and confirm unto said 143 RIVER ROAD, LLC, its heirs and assigns, that real property known as 143 River Road, a/k/a 141-143 River Road, Lisbon, Connecticut, described in Schedule A attached hereto, and made a part hereof (the "Property").

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof unto the Grantee, its successors and assigns, in fee simple forever.

Grantor does hereby covenant to and with Grantee, that during the period of its ownership it has not done or suffered to be done anything whereby the Property has been encumbered in any way except for any item which may have been done or suffered by Grantor and which is set forth on said Schedule A.

Grantor further covenants to warrant and defend the Property against any claims in derogation of the covenant set forth in the immediately preceding paragraph.

As of the date of the delivery of this deed, Grantor is lawfully seized in fee simple title to the Property.

The conveyance evidenced by this deed is made together with and subject to any matters of record as the same may appear, to the extent the same may be in force and applicable.

Grantor has good right, full power and lawful authority to sell and convey the Property to Grantee.

Grantor shall warrant and defend the Property to Grantee and its assigns forever against the claims and demands of all persons claiming an interest in the Property, but only to the extent that such claim or demand is made by a party claiming an interest by, through or under Grantor.

The conveyance evidenced by this deed is expressly made free of any other warranties or representations by Grantor, including, without limitation, any other warranties of title, except for the warranties and representations made by Grantor by separate instrument.

Signed this 30th day of January, 2019.

Witnesses:

SI REALTY COMPANY, INC.

Pamela J. Barile
Print Name: Pamela J. Barile

By: *Paul R. Little*
Paul R. Little
Its Senior Vice President

John C. Roman
Print Name: JOHN C. ROMAN

STATE OF CONNECTICUT }
COUNTY OF WINDHAM }

ss. WILLIMANTIC

The foregoing instrument was acknowledged before me this 30 day of January, 2019, by PAUL R. LITTLE, who acknowledged himself to be Senior Vice President of SI REALTY COMPANY, INC., a Connecticut corporation, acting for and on behalf of said SI REALTY COMPANY, INC., being authorized to do so, executed the foregoing instrument as his free act and deed, and the free act and deed of said SI REALTY COMPANY, INC. for the purposes therein contained, by signing the name of SI REALTY COMPANY, INC., and by signing his name as Senior Vice President.

State \$ 3937.50 Town \$ 1312.50
\$525,000 CONVEYANCE TAX RECEIVED
Mayou Wakely
TOWN CLERK OF LISBON

John C. Roman
JOHN C. ROMAN
Commissioner of the Superior Court
Notary Public
MY COMMISSION EXPIRES 1/31/2019

Schedule A
Legal Description of Property

141 and 143 River Road, Lisbon, Connecticut

A certain lot or parcel of land situated on the westerly side of River Road (also known as Connecticut Route No. 12) in the Town of Lisbon, County of New London and State of Connecticut being more particularly bounded and described as follows:

Beginning at the northeasterly corner of the herein described parcel at Connecticut Highway Department (CHD) monument recovered in the southerly non-access highway line of Interstate Route No. 395, as more particularly shown on the herein referenced survey plan;

Thence running S 10° 53' 34" E along said southerly non-access highway line for a distance of 157.60 feet to a point to be set in the westerly highway line of Connecticut Route No. 12, said point being S 14° 54' 10" W, 297.88 feet from a CHD monument recovered in the westerly highway line of said Connecticut Route No. 12;

Thence running S 33° 02' 31" W along said westerly highway line for a distance of 228.99 feet to a point to be set in the westerly highway line of Connecticut Route No. 12, said point to be set being the northeasterly corner of lands now or formerly of James A. Arico and the southeasterly corner of the herein described parcel, as more particularly shown on the herein referenced survey plan;

Thence running N 74° 59' 50" W along the northerly line of lands now or formerly of James A. Arico for a distance of 351.18 feet to an iron pipe recovered, said iron pipe being the northwesterly corner of lands of said Arico;

Thence running S 31° 40' 48" W along the westerly line of lands now or formerly of said Arico for a distance of 199.94 feet to a drill hole recovered in the centerline of a stone wall, said drill hole being the southwest corner of lands of said Arico, as more particularly shown on the herein referenced survey plan;

Thence running N 79° 39' 14" W by and along the centerline of stone wall and the lands now or formerly of Deborah L. Labrie for a distance of 131.75 feet to a drill hole recovered in the centerline of a stone wall;

Thence running N 76° 27' 38" W by and along the centerline of stone wall and lands of Labrie for a distance of 84.86 feet to a drill hole recovered in the centerline of a stone wall, said drill hole being the southeasterly corner of lands now or formerly of Sandra Slonski, as more particularly shown on the herein referenced survey plan;

Thence running N 01° 16' 13" W along the lands now or formerly of Sandra Slonski for a distance of 462.11 feet to a CHD monument recovered in the southerly non-access highway line of Interstate Route No. 395, said CHD monument being the northwesterly corner of the herein described parcel as more particularly shown on the herein referenced survey plan;

Thence running S 84° 02' 09" E along said southerly non-access highway line for a distance of 765.80 feet to a point and place of beginning.

Said parcel contains 6.54 acres of land, be it the same more or less, and is more particularly shown on a survey plan prepared by John U. Faulise, Jr., L.S. of Boundaries L.L.C. entitled: "Property Survey prepared for Price Realty, LLC – 141 and 143 River Road – Lisbon, Connecticut," Scale 1 Inch = 40 Feet, Dated: December 2005, Job I.D. No. 03-0941, and is also all the same property described in a Warranty Deed to Price Realty, LLC dated February 13, 2004 and recorded in Volume 112 at Page 1013 of the Lisbon Land Records.

Said Premises are subject to the following, to the extent in force and applicable:

1. Any and all provisions of any ordinance, municipal regulation, or public or private law.
2. Building, building line and zoning regulations of the Town of Lisbon and any and all provisions of any public or private law.
3. Second installment of real estate taxes to the Town of Lisbon on the October 1, 2017 List, and all subsequent years thereafter.
4. Water use charges, as may become due and payable to Jewett City Water Company.

5. Right-of-way as described in a Warranty Deed from Leon R. Drobiak to Donald E. Burdick dated December 23, 1977 and recorded in Volume 37 at Page 135 of the Lisbon Land Records. The Grantor of said right-of-way reserves the right to relocate said right-of-way at such time the Grantee may develop their land.
6. Application for Special Permit granted by the Lisbon Planning and Zoning Commission dated June 6, 2005 and recorded in Volume 124 at Page 150 of the Lisbon Land Records.
7. Declaration of Lot Merger by Price Realty, LLC dated January 5, 2006 and recorded in Volume 124 at Page 251 of the Lisbon Land Records.
8. Motion and Stipulation for Judgment by Stipulation dated June 4, 2009 and recorded in Volume 140 at Page 488 of the Lisbon Land Records.
9. Easement for Vehicular Ingress and Egress by and between Price Realty, LLC and CL One Associates, L.L.C. dated May 28, 2009 and recorded in Volume 143 at Page 554 of the Lisbon Land Records.
10. Easement for Grading and Slope by and between Price Realty, LLC and CL One Associates, L.L.C. dated May 28, 2009 and recorded in Volume 143 at Page 565 of the Lisbon Land Records.
11. Notes, conditions, easements and all other matters shown on in those maps recorded in Volume 16 at Page 60, Volume 8 at Page 5 and Volume 17 at Pages 1 through 18, inclusive, which maps are filed in the Lisbon Town Clerk's Office.

TOGETHER WITH an appurtenant Easement for Vehicular Ingress and Egress by and between CL One Associates, LLC and Price Realty, LLC dated May 28, 2009 and recorded in Volume 143 at Page 578 of the Lisbon Land Records.

Said easement area is subject to the following, to the extent in force and applicable:

1. Application for Special Permit granted by the Lisbon Planning and Zoning Commission dated April 2, 2007 and recorded in Volume 134 at Page 230 of the Lisbon Land Records.
2. Application for Special Permit granted by the Lisbon Planning and Zoning Commission dated June 28, 2000 and recorded in Volume 92 at Page 744 of the Lisbon Land Records.
3. Conservation Easement Agreement by and between CL One Associates, LLC and the Town of Lisbon recorded May 14, 2008 in Volume 136 at Page 76 of the Lisbon Land Records.
4. Application for Special Permit granted by the Lisbon Planning and Zoning Commission dated April 29, 2008 and recorded in Volume 136 at Page 480 of the Lisbon Land Records.
5. Defined Traffic Easement in favor of the State of Connecticut granted by CL One Associates, L.L.C. dated May 28, 2008 and recorded in Volume 136 at Page 497 of the Lisbon Land Records.
6. Defined Easement for Highway Purposes in favor of the State of Connecticut granted by CL One Associates, L.L.C. dated May 28, 2008 and recorded in Volume 136 at Page 500 of the Lisbon Land Records.
7. Operation and Easement Agreement by and among Target Corporation, CL One Associates, L.L.C. and CL Two Associates, L.L.C. for Crossing at Lisbon dated June 27, 2008 and recorded in Volume 136 at Page 599 of the Lisbon Land Records, as amended for the purposes of subjecting certain land to the terms of the Agreement as set forth in an OEA Joinder dated December 27, 2009 and recorded in Volume 142 at Page 112 of the Lisbon Land Records; and as amended by First Amendment to Operation and Easement Agreement dated March 18, 2010 and recorded in Volume 142 at Page 956 of the Lisbon Land Records.
8. Memorandum of Ground Lease by and between CL One Associates, L.L.C. and CL Two Associates, L.L.C. dated June 16, 2008 and recorded in Volume 136 at Page 713 of the Lisbon Land Records, as amended by First Amendment to Ground Lease dated May 18, 2010 and recorded in Volume 143 at Page 338 of the Lisbon Land Records.
9. Consent, Joinder and Subordination by and among Jenny-B Realty, L.L.C., Target Corporation, CL One Associates, L.L.C. and CL Two Associates, L.L.C. dated June 11, 2008 in Volume 136 at Page 724 of the Lisbon Land Records.

10. Application for Special Permit granted by the Lisbon Planning and Zoning Commission dated July 1, 2008 and recorded in Volume 137 at Page 135 of the Lisbon Land Records.
11. Electric Distribution Easement in favor of The Connecticut Light and Power Company granted by CL One Associates, L.L.C. dated January 13, 2009 and recorded in Volume 138 at Page 552 of the Lisbon Land Records.
12. Memorandum of Sublease by and between CL One Associates, L.L.C. and Pepper Dining, Inc. dated July 31, 2008 and recorded in Volume 140 at Page 440 of the Lisbon Land Records.
13. Access Easement in favor of Jewett City Water Company granted by CL One Associates, L.L.C. dated February 27, 2009 and recorded in Volume 140 at Page 455 of the Lisbon Land Records.
14. Easement in favor of Sandra Slonski-Sanfacon granted by CL One Associates, L.L.C. dated November 27, 2007 and recorded in Volume 134 at Page 83 of the Lisbon Land Records.
15. Application for Special Permit granted by the Lisbon Planning and Zoning Commission dated November 28, 2007 and recorded in Volume 134 at Page 760 of the Lisbon Land Records.
16. Encroachment Agreement by and between the State of Connecticut, Department of Transportation and CL One Associates, L.L.C. dated August 31, 2009 and recorded in Volume 141 at Page 132 of the Lisbon Land Records.
18. Twenty-five foot wide (25') access easement to and from River Road (Route 12) in favor of Lisbon Landing, LLC as set forth in a Warranty Deed from Deborah L. LaBrie, a/k/a Debra LaBrie dated November 24, 2000 and recorded in Volume 93 at Page 691 of the Lisbon Land Records.
19. State of Connecticut Department of Transportation Traffic Investigation Report to the State Traffic Commission dated June 15, 2008 and recorded in Volume 134 at Page 751 of the Lisbon Land Records.
20. State of Connecticut State Traffic Commission Department of Transportation Certificate No. 1772 approved January 15, 2008 and recorded in Volume 135 at Page 106 of the Lisbon Land Records.
21. Water Mains and Facilities Easement in favor of the Jewett City Water Company granted by CL One Associates, L.L.C. dated February 27, 2009 and recorded in Volume 140 at Page 461 of the Lisbon Land Records.
22. Application for Special Permit granted by the Lisbon Planning and Zoning Commission dated February 25, 2010 and recorded in Volume 142 at Page 963 of the Lisbon Land Records.
23. State of Connecticut Department of Transportation Traffic Investigation Report by the State Traffic Commission dated April 20, 2010 and recorded in Volume 143 at Page 39 of the Lisbon Land Records.
24. State of Connecticut State Traffic Commission Department of Transportation Certificate No. 1772 A approved April 20, 2010 and recorded in Volume 143 at Page 208 of the Lisbon Land Records.
25. Pylon Sign Identification Panel Easement by and between ALDI Inc. (Connecticut) and CL One Associates, L.L.C. dated May 21, 2010 and recorded in Volume 143 at Page 352 of the Lisbon Land Records.
26. Access Easement Agreement and Allocation of Costs by and between CL One Associates, L.L.C. and ALDI Inc. (Connecticut) dated May 21, 2010 and recorded in Volume 143 at Page 361 of the Lisbon Land Records.

Grantee's Mailing Address:

192 Worcester Street
Natick, MA 01760

RECEIVED FOR RECORD AT LISBON CT
ON Feb 01, 2019 11:15A
ATTEST: LAURIE J. TIROCCHI, TOWN CLERK
INST# 00015521