

Statutory Warranty Deed
TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME GREETING:

KNOW YE, THAT, I, AARON S. BORSHER, having an address at 50 Stillman Ave, Pawcatuck, Connecticut 06379 for the consideration of One Dollar and other valuable consideration received to its full satisfaction of MARK C. COEN of the Gales Ferry, Connecticut, County of New London, and State of Connecticut does give, grant, bargain, sell and confirm unto the said MARK C. COEN, a certain parcel in the Town of Ledyard more particularly described in Schedule A attached.

The Grantee herein assumes and agrees to pay all taxes hereinafter coming due against these premises.

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 his and their own proper use and behoof.

And also, the said grantor does for itself and its successors, administrators and assigns, covenant with the said grantee, his successors, heirs, administrators 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, administrators and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to him the said grantee, and his successors, heirs, administrators and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

IN WITNESS WHEREOF, Personally appeared, has hereunto set his and its hand and seal this 7th day of February, Two Thousand and Six.

Signed, Sealed and Delivered
in presence of

Bobby N. Petersen
Bobby N. Petersen (witness)

Elaine A. Henschel
Elaine A. Henschel (witness)

Aaron S. Borsher L.S.
by: AARON S. BORSHER

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

A.D. 2006, February 02/07/06

On this, the 7th day of February, 2006, before me, the undersigned officer, personally appeared, AARON S. BORSHER, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained as his free act and deed.

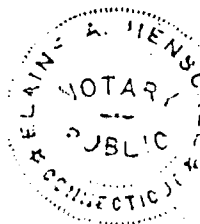
IN WITNESS WHEREOF, I hereunto set my hand.

Elaine A. Henschel
Commissioner of the Superior Court
Notary Public

ELAINE A. HENSCHEL
NOTARY PUBLIC
My Commission expires: 3-31-2009

Latest Address of Grantee

P. O. Box 582
Gales Ferry, Ct. 06335



Schedule A

A certain tract or parcel of land, designated as lot #8 on a map titled,

"Final Subdivision Plan, Torrey Park Development, Town of Ledyard, owner and Developer, Matthew A. Garvey, scale 1" = 80', April 1964. Layout by Michael J. Garvie L.S. 4172, sheet 1 of 2.

Beginning at a point on westerly side of Inchcliffe Drive, said point being the northeasterly corner of the property, thence running along the westerly side of Inchcliffe Drive South 30 degrees 54' West a distance of two hundred twenty-four and two tenths (224.2) feet, more or less, to a point, thence turning an angle and running South 35 degrees 47' West a distance of one hundred ten and three tenths (110.3) feet, more or less, to a point, thence running an angle and running South 56 degrees 32' West a distance of one hundred forty-two and six tenths (142.6) feet, more or less to a point on a right of way, said point being the southeasterly corner of the property, thence running along the northerly side of said right of way to a point thence turning and running along the center of the mill pond a distance of three hundred twenty (320) feet, more or less, to a point, thence turning an angle and running South 89 degrees 26' West a distance of one hundred eighty (180) feet, more or less, along property now or formerly of Wojick to the point and place of beginning. Said boundaries enclose an area of 42,660 square feet, more or less.