

WARRANTY DEED - STATUTORY FORM

IT, MOUNTAIN LAUREL ESTATES DEVELOPMENT CORP., a Connecticut Corporation of P. O. Box 277, Litchfield, CT 06759, acting by the hand of Mary M. Tavino, its President, hereunto duly authorized, for the consideration of One (\$1.00) Dollar and other good and valuable consideration, grant to 928 BANTAM ROAD LLC, of 70 Spruce Brook Road, Plymouth, CT 06782, with WARRANTY COVENANTS the real property known as 928 Bantam Road in Litchfield Connecticut which is described on Schedule A attached hereto and made a part hereof.

Schedule A

those certain pieces or parcels of land with all improvements thereon, situated in the Borough of Bantam, Town of Litchfield, County of Litchfield and State of Connecticut, shown as "Commercial Propety" comprising 3.228± acres and "Parcel D" comprising of 0.342± acres on a map entitled "Bantam Properties Limited Partnership Access From: Bantam Terrace and Doyle Road Borough of Bantam Litchfield, Connecticut Scale 1" = 100' April 7, 1988" Sheet 1 of 2, Samuel P. Bertaccini, Jr., R.L.S. #10383, Litchfield-Marbledale, Connecticut. Said map being recorded in the Office of the Town Clerk of Litchfield as Map No. 28-3.

Together with Drainage Right as contained in deed from Sidney Silverstein, Gerald A. LeBoff and Evelyn Goshin to Litchfield Properties, Inc. dated August 18, 1976 and recorded December 8, 1976 in Volume 158, Page 41 of the Litchfield Land Records.

Together with a 45 foot Right of Way as reserved by Litchfield Properties, Inc. in deed to Joel K. Podelik dated November 30, 1983 and recorded November 30, 1983 in Volume 176, Page 1105 of the Litchfield Land Records.

Together with Drainage Rights as conveyed to Litchfield Properties by Beverly J. Moore by Warranty deed dated December 10, 1982 and recorded December 10, 1982 in Volume 173, Page 590 of the Litchfield Land Records.

Being the same premises conveyed to Mountain Laurel Estates Development Corporation by Bantam Properties Limited Partnership by Warranty Deed dated March 10, 2005 and recorded March 10, 2005 in Volume 292, Page 730 of the Litchfield Land Records.

Said premises are free and clear of all encumbrances except as follows:

1. Building lines, if established, and any and all provisions of any statute, ordinance, municipal regulation, zoning, planning and wet lands laws and regulation or public or private law, local, state or federal.

2. WATER PIPELINE RIGHTS - as reserved by Ada J. Perkins in deed to Trumbull-Vanderpool Electric Manufacturing Company dated March 23, 1923 and recorded April 7, 1923 in Volume 91, Page 65 of the Litchfield Land Records.

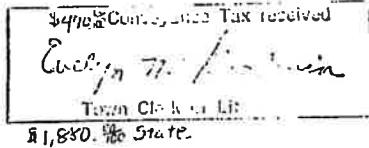
3. EASEMENT - The Bantam Corp. to The Connecticut Light and Power Company dated April 27, 1946 and recorded August 1, 1946 in Volume 107, Page 179 of the Litchfield Land Records. (May Affect)

4. SEWER EASEMENT - Bantam Corporation to the Town of Litchfield dated October 10, 1969 and recorded October 16, 1969 in Volume 136, Page 524 of the Litchfield Land Records.

5. **RIGHT OF WAY** - Litchfield Properties, Inc. to Sidney Silverstein, Gerald A. LeBoff and Evelyn Goshin dated December 9, 1975 and recorded December 17, 1976 in Volume 158, Page 99 of the Litchfield Land Records.

6. **EASEMENT AGREEMENT** - as contained in Warranty deed from Beverly J. Moore to Litchfield Properties, Inc. dated December 10, 1982 and recorded December 10, 1982 in Volume 173, Page 590 of the Litchfield Land Records.

7. **ELECTRIC DISTRIBUTION EASEMENT** - Mountain Laurel Estates Development Corp. to The Connecticut Light and Power Company dated January 18, 2006 and recorded January 24, 2006 in Volume 299, Page 514 of the Litchfield Land Records.

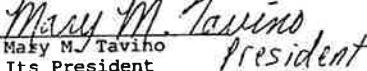


Signed this 5th day of October, 2006.

Witnessed by:

  
Joan K. Cook  
Peter A. Litwin

Mountain Laurel Estates  
Development Corp.

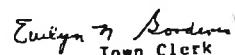
By:   
Mary M. Tavino  
Its President

STATE OF CONNECTICUT  
) ss. Litchfield  
COUNTY OF LITCHFIELD

Personally appeared Mary M. Tavino, President of Mountain Laurel Estates Development Corp., Signer and Sealer of the foregoing instrument, and acknowledged the same to be her free act and deed, as such officer, and the free act and deed of said corporation, before me.

  
Peter A. Litwin  
Commissioner of the Superior Court

Received for record October 6, 2006 at 10:55 A.M.

  
Evelyn J. Litwin  
Town Clerk