

LIMITED WARRANTY DEED

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

KNOW YE THAT **AVALON FARMS LLC**, a Connecticut limited liability company having its principal office at Heritage Road, Southbury, Connecticut 06488 (the "Grantor") for the consideration of One Dollar (\$1.00) and other good and valuable considerations received to its full satisfaction of **AVALON FARMS HOMEOWNERS ASSOCIATION, INC.**, a Connecticut non-stock corporation having an address at P.O. Box 873, Heritage Road, Southbury, Connecticut 06488 (the "Grantee") does hereby give, grant, bargain, sell, convey and confirm unto the Grantee, its successors and assigns, those certain pieces or parcels of land situated in the Town of Middlebury, County of New Haven and State of Connecticut, and more particularly described in Schedule A attached hereto (the "premises"), subject to a certain Declaration of Covenants and Conservation Restrictions on file in the Middlebury Land Records.

TO HAVE AND TO HOLD the premises with the appurtenances thereof unto the said Grantee and unto its successors and assigns, to them and their proper use and behoof; and the said Grantor does for itself and its successors and assigns forever covenant with the said Grantee, its successors and assigns to warrant and defend the above granted and bargained premises against all claims and demands whatsoever from or out of any act or thing done or performed by Grantor.

Said premises are conveyed subject to the condition (which shall also be deemed a covenant and restriction running with the land) that subject, however, to the activities permitted or specifically not prohibited under the aforesaid Declaration of Covenants and Conservation Restrictions referred to above the premises shall remain in their natural, scenic and unspoiled condition, the premises shall be held and used solely as a natural area preserved for conservation, scientific, educational, natural and aesthetic purposes and the premises shall not be further subdivided and, in the event, the Grantee or its successors and assigns shall violate or permit any violation of any of said conditions, then upon notice of condition broken given as herein provided, duly recorded on the Middlebury Land Records, the title to said premises shall vest in such conservation organization as may be designated to hold the same by the Court of the State of Connecticut having jurisdiction effective upon entry of final judgment by said Court. Notice must be given and recorded by order of said Court having jurisdiction on petition of the Attorney General of the State of Connecticut.

By acceptance of this deed, the Grantee, for itself, its successors and assigns, covenants and agrees with the Grantor and its successors and assigns, for the benefit of the owners of properties located in Avalon Farms, where the premises are located, that the premises hereby conveyed shall not be further subdivided, and shall remain in their natural, scenic and unspoiled condition, and said premises shall be held and used solely as a natural area preserved for conservation, scientific, educational, natural and aesthetic purposes for the benefit of said owners, subject, however, to the activities permitted or

"No State Conveyance Tax Collected"

"No Conveyance Tax Received"

Edith Salisbury
Town Clerk of Middlebury"

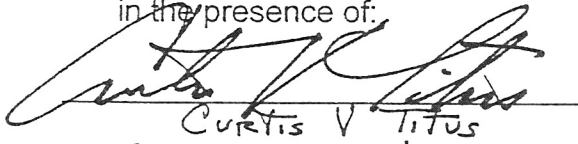
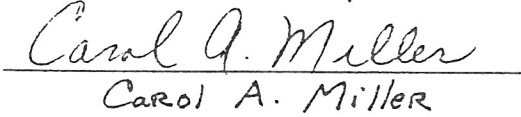
Edith Salisbury
Town Clerk of Middlebury"

specifically not prohibited under the aforesaid Declaration of Covenants and Conservation Restrictions referred to above.

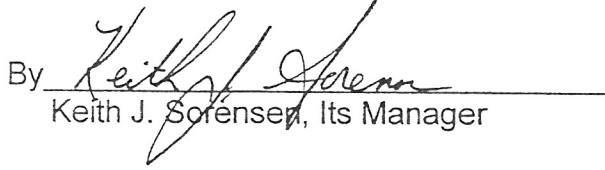
The foregoing conditions shall not preclude (a) the use of the premises for walking and other similar woodland recreational pursuits, (b) forest management practices (as to upland areas), wetland and pond management practices (as to wetlands and Avalon Pond), and (c) wildlife and plant sanctuaries.

IN WITNESS WHEREOF, said Grantor has hereunto executed this Deed as of the 24TH day of November, 1999.

Signed, sealed and delivered in the presence of:


Curtis V Titus

Carol A. Miller

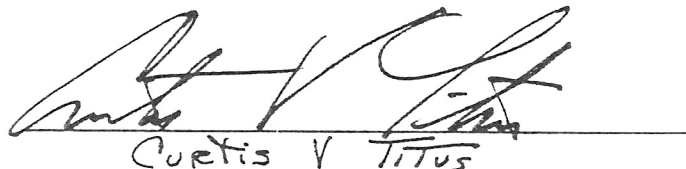
AVALON FARMS LLC

By 
Keith J. Sorensen, Its Manager

STATE OF CONNECTICUT)
) ss: Southbury
COUNTY OF NEW HAVEN)

On this the 24th day of November, 1999, before me the undersigned officer, personally appeared Keith J. Sorensen, who acknowledged himself to be the Manager of Avalon Farms LLC, a Connecticut limited liability company, and that he as such officer, being authorized so to do, executed the foregoing instrument for purposes therein contained, by signing the name of the limited liability company by himself as such officer.

IN WITNESS WHEREOF, I hereunto set my hand.


Curtis V Titus
Commissioner of the Superior Court
Notary Public

FIRST PIECE

OPEN SPACE 12.3349 AC.

All that certain piece or parcel of land, situated on the easterly side of Christian Road in the Town of Middlebury, County of New Haven and State of Connecticut and shown as "Open Space 12.3349 Ac." on Sheets 1, 2, 3, & 4 of 5 on a map entitled, "Subdivision Map Prepared for Avalon Farms, LLC Southford Road Middlebury, CT." dated June 1, 1999 revised to June 21, 1999 and prepared by Bradford E. Smith & Son, Surveyors - Engineers - Planners, Woodbury, CT. Said parcel can be more particularly described as follows:

Beginning at a concrete monument in the easterly street line of Christian Road. Said concrete monument marks the northwesterly corner of Lot 34 and a southwesterly corner of the parcel herein described. Thence proceeding N26°05'21"W 233.74' along the easterly street line of said Christian Road to a concrete monument. Said concrete monument marks the southwesterly corner of Lot 47 and a northwesterly corner of the parcel herein described. Thence N65°37'47"E 146.47' along the southerly line of said Lot 47 to a concrete monument. Said concrete monument marks the southeasterly corner of said Lot 47. Thence N02°14'17"W 242.96' along the easterly line of said Lot 47 to a concrete monument. Said concrete monument marks the northeasterly corner of said Lot 47 and the southeasterly corner of Lot 48. Thence N08°24'28"E 164.19' along the easterly line of said Lot 48 to a concrete monument. Said concrete monument marks the northeasterly corner of said Lot 48, a northwesterly corner of the parcel herein described and lies in the southerly line of land now or formerly of Helen Marie Della Pietra. Thence N71°39'32"E 331.60' along the southerly line of land of said Helen Marie Della Pietra to a point. Said point marks the marks the southeasterly corner of land of said Helen Marie Della Pietra and the southwesterly corner of land now or formerly of Farmpond Associates, LLC. Thence N80°12'40"E 2.21' along the southerly line of said Farmpond Associates, LLC to an iron pin; thence N80°12'40"E 196.35' continuing along the southerly line of land of said Farmpond Associates, LLC to a concrete monument. Said concrete monument marks the northwesterly corner of Lot 23 and the northeasterly corner of the parcel herein described. Thence S25°24'44"E 202.62' along the westerly line of said Lot 23 to a concrete monument. Said concrete monument marks the southwesterly corner of said Lot 23 and the northwesterly corner of Lot 24. Thence S21°46'54"E 250.46' along the westerly line of said Lot 24 to a concrete monument. Said concrete monument marks the southwesterly corner of said Lot 24, the westerly corner of Lot 25 and the northwesterly corner of Lot 26. Thence S11°09'55"W 154.80' along the westerly line of said Lot 26 to a concrete monument. Said concrete monument marks the southwesterly corner of said Lot 26, a southeasterly corner of the parcel herein described and lies in the northerly line of Lot 28. Thence N78°50'05"W 109.30' along the northerly line of said Lot 28 to a concrete monument. Said concrete monument marks the northwesterly corner of said Lot 28. Thence S14°49'52"W 132.66' along the westerly line of said Lot 28 to a concrete monument. Said concrete monument marks the southwesterly corner of said Lot 28 and the northwesterly corner of Lot 29. Thence S05°22'08"E 292.89' along the westerly line of said Lot 29 to a concrete monument. Said concrete monument marks the southwesterly corner of said Lot 29 and the northwesterly corner of Lot 30. Thence S01°19'08"E 112.66' along the westerly line of said Lot 30 to a concrete monument. Said concrete monument marks the southwesterly corner of said Lot 30, a southeasterly corner of the parcel herein described and lies in a northerly line of the private road as shown on the above described map. Thence S71°05'18"W 48.18'

OPEN SPACE 12.3349 AC. (continued)

along a northerly line of said private road to a concrete monument. Thence along a curve to the left having a radius of 330.00', an arc length of 100.90', a central angle of 17°31'05", a chord bearing of S62°19'46"W and a chord length of 100.50' along a northerly line of said private road to a concrete monument. Said concrete monument marks the southeasterly corner of Lot 32 and a southwesterly corner of the parcel herein described. Thence N23°27'54"W 173.33' along the easterly line of said Lot 32 to a concrete monument. Said concrete monument marks the northeasterly corner of said Lot 32 and the southeasterly corner of Lot 33. Thence N28°17'40"W 261.10' along the easterly line of said Lot 33 to a concrete monument. Said concrete monument marks the northeasterly corner of said Lot 33. Thence S77°01'26"W 122.08' along the northerly line of said Lot 33 to a concrete monument. Said concrete monument marks the northwesterly corner of said Lot 33 and the northeasterly corner of Lot 34. Thence S77°01'26"W 151.85' along the northerly line of said Lot 34 to the concrete monument which marks the point or place of beginning.

Said parcel is bounded:

Northerly by Lot 47;
Westerly by Lot 47 and Lot 48;
Northerly by land now or formerly of Helen Marie Della Pietra and land now or formerly of Farmpond Associates, LLC.
Easterly by Lot 23, Lot 24 and Lot 26;
Southerly by Lot 28;
Easterly by Lot 28, Lot 29 and Lot 30;
Southerly by private road;
Westerly by Lot 32 and Lot 33;
Southerly by Lot 33 and Lot 34; and
Westerly by Christian Road.

Said parcel contains 12.3349 Ac.

SECOND PIECE

OPEN SPACE 4.3579 AC.

All that certain piece or parcel of land, situated on the westerly side of Southford Road in the Town of Middlebury, County of New Haven and State of Connecticut and shown as "Open Space 4.3579 Ac." on Sheets 3 and 4 of 5 on a map entitled, "Subdivision Map Prepared for Avalon Farms, LLC Southford Road Middlebury, CT." dated June 1, 1999 revised to June 21, 1999 and prepared by Bradford E. Smith & Son, Surveyors - Engineers - Planners, Woodbury, CT. Said parcel can be more particularly described as follows:

Beginning at a concrete monument in the westerly street line of Southford Road. Said concrete monument marks the southeasterly corner of Lot 41 and the southwesterly corner of the parcel herein described. Thence proceeding $N24^{\circ}27'56''W$ 117.44' along the easterly line of said Lot 41 to a concrete monument. Said concrete monument marks the northeasterly corner of said Lot 41 and the southeasterly corner of Lot 42. Thence $N20^{\circ}11'43''W$ 150.45' along the easterly line of said Lot 42 to a concrete monument. Said concrete monument marks the northeasterly corner of said Lot 42 and the southeasterly corner of Lot 43. Thence $N29^{\circ}35'55''W$ 149.34' along the easterly line of said Lot 43 to a concrete monument. Said concrete monument marks the northeasterly corner of said Lot 43 and the southeasterly corner of Lot 44. Thence $N07^{\circ}48'47''W$ 131.08' along the easterly line of said Lot 44 to a concrete monument; thence $N39^{\circ}30'24''W$ 101.56' along the northeasterly line of said Lot 44 to a concrete monument. Said concrete monument marks the northerly corner of said Lot 44, the northwesterly corner of the parcel herein described and lies in the southerly line of the private road as shown on the above referenced map. Thence along a curve to the right having a radius of 300.00', an arc length of 113.23', a central angle of $21^{\circ}37'33''$, a chord bearing of $N60^{\circ}16'32''E$ and a chord length of 112.56' along the southerly line of the private road to a concrete monument; thence $N71^{\circ}05'18''E$ 201.33' continuing along the southerly line of said private road to a concrete monument. Thence along a curve to the right having a radius of 485.00', an arc length of 44.49', a central angle of $05^{\circ}15'20''$, a chord bearing of $N73^{\circ}42'58''E$ and a chord length of 44.47' continuing along the southerly line of said private road to a concrete monument. Said concrete monument marks the northwesterly corner of Lot 45 and a northeasterly corner of the parcel herein described. Thence $S16^{\circ}39'26''E$ 188.61' along the westerly line of said Lot 45 to a concrete monument. Said concrete monument marks the southwesterly corner of said Lot 45. Thence $S64^{\circ}24'14''E$ 181.47' along the southerly line of said Lot 45 to a concrete monument. Said concrete monument marks the southeasterly corner of said Lot 45, the southerly corner of Lot 46, a northeasterly corner of the parcel herein described and lies the westerly street line of Southford Road. Thence $S32^{\circ}23'13''W$ 171.20' along the westerly street line of said Southford Road to a Connecticut Highway Department monument; thence $S32^{\circ}20'55''W$ 374.00' continuing along the westerly street line of said Southford Road to the concrete monument which marks the point or place of beginning.

OPEN SPACE 4.3579 AC. (continued)

Said parcel is bounded:

Northerly by the private road as shown on above referenced map;
Easterly and Northerly by Lot 45;
Easterly by Southford Road;
Westerly by Lot 41, Lot 42, Lot 43 and Lot 44; and
Southwesterly by Lot 44.

Said parcel contains 4.3579 Ac.

THIRD PIECE

NATURAL AREA
1.7206 AC.

All that certain piece or parcel of land, situated on the westerly side of Southford Road in the Town of Middlebury, County of New Haven and State of Connecticut and shown as "Natural Area 1.7206 Ac. (Open Space)" on Sheets 4 and 5 of 5 on a map entitled "Subdivision Map Prepared for Avalon Farms, LLC Southford Road Middlebury, CT." dated June 1, 1999 revised June 21, 1999 and prepared by Bradford E. Smith & Son, Surveyors - Engineers - Planners, Woodbury, CT.

PEDESTRIAN WAY
0.0962 AC.

FOURTH PIECE

All that certain piece or parcel of land, situated on the easterly side of Christian Road in the Town of Middlebury, County of New Haven and State of Connecticut and shown as "Pedestrian Way 0.0962 Ac. (Open Space)" on Sheet 1 of 5 on a map entitled "Subdivision Map Prepared for Avalon Farms, LLC Southford Road Middlebury, CT." dated June 1, 1999 revised June 21, 1999 and prepared by Bradford E. Smith & Son, Surveyors - Engineers - Planners, Woodbury, CT.

PEDESTRIAN WAY
0.1016 AC.

FIFTH PIECE

All that certain piece or parcel of land, situated on the southerly side of Judd Hill Road in the Town of Middlebury, County of New Haven and State of Connecticut and shown as "Pedestrian Way 0.1016 Ac. (Open Space)" on Sheet 5 of 5 on a map entitled "Subdivision Map Prepared for Avalon Farms, LLC Southford Road Middlebury, CT." dated June 1, 1999 revised June 21, 1999 and prepared by Bradford E. Smith & Son, Surveyors - Engineers - Planners, Woodbury, CT.

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