

**Return To: St. Mary & St. Moses the strong Coptic Orthodox Church Inc.  
19 Rocco Drive, East Lyme, CT 06333**

**STATUTORY FORM WARRANTY DEED**

**PRESBYTERY OF SOUTHERN NEW ENGLAND** (a/k/a Presbytery of Southern New England, Inc.), a religious corporation, with its principal place of business at 2080 Boulevard, West Hartford, Connecticut, acting herein by Myron Lindsey, as Chairperson of the Board of Trustees, its duly authorized Chairperson of the Board of Trustees, for consideration of ONE MILLION (\$1,000,000.00) DOLLARS, grants to **St. Mary & St. Moses the strong Coptic Orthodox Church Inc.**, a religious corporation, with a mailing address of 19 Rocco Drive, East Lyme, Connecticut 06333, with **WARRANTY COVENANTS**, that real property with improvements thereon know as 310 Fort Hill Road, Groton, Connecticut, being more particularly bounded and described as follows:

**See Schedule A, attached hereto and incorporated by reference herein.**

Subject to: Applicable building and zoning laws, ordinances and regulations; any matters which would be shown on a current survey of the Property; rights, if any, of any public utility company relating to the construction and maintenance of wires, poles, pipes, conduits and appurtenances thereto, on, under or across the Property; any and all real estate taxes and assessments becoming liens subsequent to the Closing Date; covenants, conditions, restrictions, agreements, easements and other matters of record affecting the Property.



Schedule A  
Property Description – 310 Fort Hill Road

A TRACT OF LAND SITUATED ON THE NORTHERLY SIDE OF U. S. ROUTE 1 IN SAID GROTON, CONTAINING APPROXIMATELY FIVE AND TWO TENTHS (5.2) ACRES, SHOWN AND DESIGNATED AS LOT 202A ON "RESUBDIVISION OF LOTS 202 AND 203 MERRITT HEIGHTS, PROPERTY OF F. L. MERRITT, INC., FORT HILL, GROTON, CONNECTICUT, 1" = 40' JANUARY 12, 1985, DICESARE-BENTLEY-WELLING, ENGINEERS, GROTON, CONNECTICUT", DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE IN THE NORTHERLY LINE OF U. S. ROUTE 1 AT THE SOUTHEASTERLY CORNER OF THE DESCRIBED PREMISES AND THE SOUTHWESTERLY CORNER OF LOT NO. 201 SHOWN ON SAID PLAN, AND RUNNING THENCE BY THE NORTHERLY LINE OF U. S. ROUTE 1 FIRST, WESTERLY SEVENTY-EIGHT AND THIRTEEN HUNDREDTHS (78.13) FEET TO A CHD MERESTONE, THEN TURNING AN INTERIOR ANGLE OF 168 DEGREES 17'30" AND RUNNING WESTERLY ONE HUNDRED SEVEN AND TWENTY-TWO HUNDREDTHS 107.22 FEET TO A CHD MERESTONE, THEN TURNING AN INTERIOR ANGLE OF 168 DEGREES 38'10" AND RUNNING WESTERLY TWO HUNDRED FOURTEEN AND SIXTY-SEVEN HUNDREDTHS (214.67) FEET TO AN IRON PIPE AND LOT NO. 214 ON SAID PLAN; THENCE BY SAID LOT NO. 214, FIRST TURNING AN INTERIOR ANGLE OF 117 DEGREES 50'40" AND RUNNING NORTHERLY TWENTY AND THIRTY-SEVEN HUNDREDTHS (20.37) FEET TO AN IRON PIPE, AND THEN TURNING AN INTERIOR ANGLE OF 212 DEGREES 5'30" AND RUNNING NORTHWESTERLY TWO HUNDRED NINETY-THREE AND NINETY-FIVE HUNDREDTHS (293.95) FEET TO AN IRON PIPE IN THE EASTERLY LINE OF LAND NOW OR FORMERLY OF MUMFORD AND ELSIE SWINBURNE; THENCE BY SAID SWINBURNE LAND, FIRST TURNING AN INTERIOR ANGLE OF 128 DEGREES 17'50" AND RUNNING NORTHERLY FORTY-SEVEN (47.00) FEET TO AN IRON PIPE, AND THEN TURNING AN INTERIOR ANGLE OF 281 DEGREES 45'00" AND RUNNING WESTERLY EIGHTY AND FIFTY-EIGHT HUNDREDTHS (80.58) FEET TO AN IRON PIPE AND LAND SHOWN AS NOW OR FORMERLY OF F. L. MERRITT, INC., ON SAID PLAN; THENCE BY SAID MERRITT LAND, FIRST NORTHEASTERLY ONE HUNDRED EIGHTEEN AND SEVENTY-EIGHT HUNDREDTHS (118.78) FEET ALONG THE ARC OF A CURVE HAVING A RADIUS OF TWO HUNDRED SEVENTY (270.00) FEET TO AN IRON PIPE AND THEN NORTHEASTERLY NINETY-FIVE AND EIGHTY HUNDREDTHS (85.80) FEET TO AN IRON PIPE AND OTHER LAND OF SAID F. L. MERRITT, INC.; THENCE TURNING AN INTERIOR ANGLE OF 61 DEGREES 42'42" AND RUNNING SOUTHEASTERLY ONE HUNDRED FORTY-TWO AND TWENTY-EIGHT HUNDREDTHS (142.28) FEET BY SAID OTHER F. L. MERRITT, INC., LAND TO AN IRON PIPE; THENCE TURNING AN INTERIOR ANGLE OF 265 DEGREES 00'00" AND RUNNING EASTERLY TWO HUNDRED TEN (210.00) FEET BY THE SOUTHERLY LINE OF SAID OTHER F. L. MERRITT, INC., LAND AND THE SOUTHERLY LINE OF LOT NO. 209 ON SAID PLAN TO AN IRON PIPE AND THE SOUTHEASTERLY CORNER OF SAID LOT NO. 209; THENCE TURNING AN INTERIOR ANGLE OF 265 DEGREES 00'00" AND RUNNING NORTHERLY ONE HUNDRED SIXTY-SEVEN AND SIXTY-NINE HUNDREDTHS (167.69) FEET BY THE EASTERLY LINE OF SAID LOT NO. 209 TO THE SOUTHERLY LINE OF THE TURNAROUND AT THE WESTERLY END OF AFFELDT DRIVE; THENCE IN A GENERAL EASTERLY DIRECTION FIFTY-THREE AND FIFTY-SIX HUNDREDTHS (83.58) FEET BY THE SOUTHERLY LINE OF SAID TURNAROUND ALONG THE ARC OF A CURVE HAVING A RADIUS OF FORTY-FIVE (45) FEET TO AN IRON PIPE AND THE WESTERLY LINE OF LOT NO. 208 ON SAID PLAN; THENCE SOUTHERLY ONE HUNDRED EIGHTY-THREE AND FORTY-SIX HUNDREDTHS (183.48) FEET BY THE WESTERLY LINE OF SAID LOT NO. 208 TO AN IRON PIPE AT THE SOUTHWESTERLY CORNER OF SAID LOT NO. 208; THENCE TURNING AN INTERIOR ANGLE OF 270 DEGREES 00'00" AND RUNNING EASTERLY ONE HUNDRED SEVENTY-SEVEN AND THIRTY-ONE HUNDREDTHS (177.31) FEET BY THE SOUTHERLY LINE OF SAID LOT NO. 208 AND BY A PORTION OF THE SOUTHERLY LINE OF LOT NO. 207 ON SAID PLAN TO AN IRON PIPE AND OTHER LAND NOW OR FORMERLY OF F. L. MERRITT, INC.; THENCE TURNING AN INTERIOR ANGLE OF 90 DEGREES 17'11" AND RUNNING ONE HUNDRED THIRTY-SEVEN AND TWENTY-FOUR HUNDREDTHS (137.24) FEET BY SAID OTHER F. L. MERRITT, INC., LAND TO AN IRON PIPE AND THE NORTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF TRACY B. AND IRENE E. AFFELDT; THENCE TURNING AN INTERIOR ANGLE OF 175 DEGREES 32'9" AND RUNNING SOUTHERLY ONE HUNDRED FIFTY-SIX AND FORTY-FOUR HUNDREDTHS (158.44) FEET BY THE WESTERLY LINE OF SAID AFFELDT LAND TO AN IRON PIPE AND THE NORTHWESTERLY CORNER OF SAID LOT NO. 201; AND THEN TURNING AN INTERIOR ANGLE OF 163 DEGREES 35' 40" AND RUNNING SOUTHERLY ONE HUNDRED SEVENTY-SEVEN AND NINETY HUNDREDTHS (177.90) FEET BY THE WESTERLY LINE OF SAID LOT NO. 201 TO THE POINT OF BEGINNING, THIS LAST DESCRIBED LINE FORMING AN INTERIOR ANGLE OF 99 DEGREES 51'00" WITH THE FIRST DESCRIBED LINE.

Schedule A  
Property Description – 310 Fort Hill Road  
continued

TO THAT TRACT OF LAND SITUATED ON THE NORTHERLY SIDE OF US ROUTE 1, IN THE TOWN OF GROTON, COUNTY OF NEW LONDON AND STATE OF CONNECTICUT, SHOWN AND DESIGNATED AS LOT 202-A ON "BOUNDARY SURVEY AND LOT LINE REVISION PLAN LOTS 202-A AND 208 MERRITT HEIGHTS SUBDIVISION PROPERTY OF PRESBYTERY OF SOUTHERN NEW ENGLAND FORT HILL ROAD (US ROUTE 1) & AFFELDT DRIVE GROTON, CONNECTICUT, SCALE: 1" = 20' DATE: JULY 14, 1997, REVISED ON APRIL 15, 1998, DICESARE-BENTLEY ENGINEERS, INC., 100 FORT HILL ROAD GROTON, CONNECTICUT (800) 448-0400, DWG. NO.: 88-133.05, SHEET 1 OF 1" ON FILE IN THE GROTON LAND RECORDS FROM THAT TRACT OF LAND SITUATED ON LOT 208 ON "BOUNDARY SURVEY AND LOT LINE REVISION PLAN LOTS 202-A AND 208 MERRITT HEIGHTS SUBDIVISION PROPERTY OF PRESBYTERY OF SOUTHERN NEW ENGLAND FORT HILL ROAD (U.S. ROUTE 1) & AFFELDT DRIVE GROTON, CONNECTICUT, SCALE: 1" = 20' DATE: JULY 14, 1997 DICESARE-BENTLEY ENGINEERS, INC., 100 FORT HILL ROAD GROTON, CONNECTICUT (800) 448-0400, DWG. NO.: 88-133.05, SHEET 1 OF 1" THAT PORTION OF LOT 208 DESCRIBED AS FOLLOWS:

BEGINNING AT POINT IN THE SOUTHEASTERLY CORNER OF LOT 208, AND RUNNING THENCE IN A GENERAL WESTERLY DIRECTION FOR ONE HUNDRED TWO AND FIFTY ONE ONE-HUNDREDTHS (102.51) FEET; THENCE NORTHERLY ABOUT TWENTY FEET (20); THENCE EASTERLY ABOUT ONE HUNDRED TWO AND FIFTY ONE ONE-HUNDREDTHS (102.51) FEET TO THE WESTERN MOST POINT OF LOT 207; AND THEN SOUTHERLY TO THE POINT OF BEGINNING.

**EXCEPTING THEREFROM:**

A TRACT OF LAND SITUATED ON THE SOUTHERLY SIDE OF AFFELDT DRIVE IN SAID GROTON, BEING A STRIP OF LAND TWENTY-FIVE (25) FEET IN WIDTH AS SHOWN ON PLAN ENTITLED, "RESUBDIVISION OF LOTS 202 AND 203 MERRITT HEIGHTS, PROPERTY OF F. L. MERRITT, INC., FORT HILL, GROTON, CONNECTICUT, 1" = 40' JANUARY 12, 1965, REVISIONS TO 3/16/66, DICESARE-BENTLEY-WELLING, ENGINEERS, GROTON, CONNECTICUT, ON FILE IN THE GROTON LAND RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE IN THE SOUTHERLY LINE OF AFFELDT DRIVE AT THE NORTHWESTERLY CORNER OF LOT NO. 209 ON SAID PLAN, AND RUNNING THENCE SOUTHERLY ONE HUNDRED SIXTY-SEVEN AND SIXTY-NINE HUNDREDTHS (167.69) FEET BY THE EASTERLY LINE OF SAID LOT NO. 209 TO AN IRON PIPE AND THE SOUTHEASTERLY CORNER OF SAID LOT NO. 208; THENCE TURNING AN INTERIOR ANGLE OF 90 DEGREES AND RUNNING EASTERLY TWENTY-FIVE (25) FEET; THENCE TURNING AN INTERIOR ANGLE OF 90 DEGREES AND RUNNING NORTHERLY ONE HUNDRED SIXTY-THREE AND TWENTY-EIGHT HUNDREDTHS (163.28) FEET BY REMAINING LAND OF THE RELEASOR TO THE SOUTHERLY LINE OF AFFELDT DRIVE; AND THENCE WESTERLY TWENTY-FIVE AND SEVENTY-THREE HUNDREDTHS (25.73) FEET BY THE SOUTHERLY LINE OF AFFELDT DRIVE ALONG THE ARC OF A CURVE HAVING A RADIUS OF FORTY-FIVE (45) FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO PRESBYTERY OF SOUTHERN NEW ENGLAND, GRANTEE, FROM PRESBYTERY OF SOUTHERN NEW ENGLAND, INC., FKA THE PRESBYTERY OF CONNECTICUT VALLEY, INC., A CONNECTICUT CHURCH CORPORATION, GRANTOR, BY QUITCLAIM DEED RECORDED 04/28/1998, AS BOOK 662, PAGE 987 OF THE NEW LONDON COUNTY RECORDS. AND

BEING THE SAME PROPERTY CONVEYED TO THE PRESBYTERY OF CONNECTICUT VALLEY, INCORPORATED, A CONNECTICUT CHURCH CORPORATION, GRANTEE, FROM F. L. MERRITT, INCORPORATED, A CONNECTICUT CORPORATION, BY WARRANTY DEED RECORDED AS BOOK 218, PAGE 242 OF THE NEW LONDON COUNTY RECORDS. BUT


Excepting Therefrom the property described in a Quit Claim Deed recorded in Book 219 at Page 78 of the New London Land Records.

AUTHORIZATION

TO WHOM IT MAY CONCERN:

As I will not be present at the closing of the sale of Real Property known as 310 Fort Hill Road, Groton, Connecticut, I hereby authorize my attorney, Jo-Ellen Z. Jagos, 576 Farmington Avenue, Hartford, Connecticut 06105, or her authorized representative, to act on my behalf as fully as I might do if present and to do all things necessary in order to close this transaction, including, but not limited to signing documents in my stead and receiving funds on my behalf.

Dated this 27<sup>th</sup> day of April, 2026.

By   
Myron Lindsey, Chairperson – Board of Trustees  
Presbytery of Southern New England