

STATUTORY WARRANTY DEED

WALNUT HILL INVESTMENTS, LLC, a Maine Limited Liability Company with a mailing address of P.O. Box 307, Cumberland Center, Maine 04021

For Consideration Paid, GRANT with WARRANTY COVENANTS TO:

TOWN OF CUMBERLAND, a municipal corporation organized and existing under the laws of the State of Maine, located at Cumberland, in the County of Cumberland and State of Maine, with a mailing address of 290 Tuttle Road, Cumberland, Maine 04021

The following described real property situated in the Town of Cumberland, County of Cumberland and State of Maine, and being the property described in Exhibit A annexed hereto and made a part hereof.

Meaning and intending to convey and hereby conveying Rooster Ridge and Bud's Trail as shown on a plan recorded at the Cumberland County Registry of Deeds in Plan Book 213, Page 42.

For Grantor's source of title, reference is made to deed recorded at said Registry of Deeds in Book 30095, Page 209.

Including with the herein conveyance all of Grantor's right, title and interest in the pipes, wires, cables, conduits and other public utilities facilities located over, under or in such roads. Subject to, however, the rights of all public utilities with respect thereto.

IN WITNESS WHEREOF, the said WALNUT HILL INVESTMENTS LLC has caused this instrument to be signed and sealed by Benjamin C. Grover, its Member thereunto duly authorized this 23 day of November, 2014.

WALNUT HILL INVESTMENTS LLC

Samara P. O'Donnell

By: Benjamin C. Grover
Benjamin C. Grover
Its Manager

STATE OF MAINE
COUNTY OF CUMBERLAND

Nov-24, 2014

Then personally appeared the above-named BENJAMIN C. GROVER, Manager of WALNUT HILL INVESTMENTS LLC as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Limited Liability Company.

Before me,

Joanne E. Crockett
Attorney at Law/Notary Public
Print Name: Joanne E. Crockett
My Commission Expires: April 25, 2017

IN WITNESS WHEREOF, the Grantee hereby joins in this deed to acknowledge acceptance of this Warranty Deed and agreement to the terms, conditions and provisions set forth herein, and has caused this instrument to be executed on this 25th day of November, 2014.

TOWN OF CUMBERLAND

Lamara P. O'Donnell

By: William R. Shane
William R. Shane, Town Manager

STATE OF MAINE
COUNTY OF CUMBERLAND

11/25/, 2014

Then personally appeared the above-named WILLIAM R. SHANE, Town Manager of the TOWN OF CUMBERLAND as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said municipality.

Before me,

Brenda L. Moore
Attorney at Law/Notary Public
Print Name: Brenda L. Moore
My Commission Expires: June 14, 2021
Brenda L. Moore, Notary Public, Maine

SEAL

EXHIBIT A

Warranty Deed from
Walnut Hill Investments LLC
to the Town of Cumberland

A certain lot or parcel of land situated on the Westerly side of the Gray Road in the Town of Cumberland, County of Cumberland and State of Maine, and being more particularly described as follows:

BEGINNING at a granite monument set in the ground on the Westerly side line of the Gray Road. Said point being located N 03° 58' 41" W a distance of 651.54 feet from a 5/8" capped rebar found set in the ground at the intersection of the Northerly side line of land now or formerly of Jean K. Couillard (15432/027) and the said Westerly side line of the Gray Road; thence S 86° 26' 05" W across land of the Grantor 218.58 feet to a granite monument set in the ground; thence Southwesterly continuing across land of the Grantor following a curve to the left having a radius of 30.00 feet a distance of 47.71 feet to a granite monument set in the ground; thence S 04° 40' 58" E continuing across land of the Grantor 56.41 feet to a granite monument set in the ground; thence Southerly continuing across land of the Grantor following a curve to the left having a radius of 125.00 feet a distance of 12.97 feet to a granite monument set in the ground; thence S 10° 37' 47" E continuing across land of the Grantor 423.63 feet to a granite monument set in the ground; thence Southerly continuing across land of the Grantor following a curve to the right having a radius of 175.00 feet a distance of 50.18 feet to a granite monument set in the ground; thence S 05° 47' 56" W continuing across land of the Grantor 175.44 feet to a granite monument set in the ground on the Northerly side line of land of the said Couillard; thence S 64° 31' 15" W along the said side line of Couillard 58.49 feet to a 5/8" capped rebar (#1328) set in the ground; thence N 05° 47' 30" E across land of the Grantor 60.00 feet to a 5/8" capped rebar (#1328) set in the ground; thence Northwesterly continuing across land of the Grantor following a curve to the left having a radius of 30.00 feet a distance of 48.69 feet to a 5/8" capped rebar (#1328) set in the ground; thence N 84° 12' 30" W continuing across land of the Grantor 22.00 feet to a 5/8" capped rebar (#1328) set in the ground; thence N 05° 47' 30" E continuing across land of the Grantor 50.00 feet to a 5/8" capped rebar (#1328) set in the ground; thence S 84° 12' 30" E continuing across land of the Grantor 22.00 feet to a 5/8" capped rebar (#1328) set in the ground; thence Northeasterly continuing across land of the Grantor following a curve to the left having a radius of 30.00 feet a distance of 48.69 feet to a 5/8" capped rebar (#1328) set in the ground; thence N 05° 47' 56" E

continuing across land of the Grantor 35.851 feet to a 5/8" capped rebar (#1328) set in the ground; thence continuing across land of the Grantor following a curve to the left having a radius of 125.00 feet a distance of 35.84 feet to a 5/8" capped rebar (#1328) set in the ground; thence N 10° 37' 47" W continuing across land of the Grantor 423.63 feet to a 5/8" capped rebar (#1328) set in the ground; thence Northerly continuing across land of the Grantor following a curve to the right having a radius of 175.00 feet a distance of 18.16 feet to a 5/8" capped rebar (#1328) set in the ground; thence N 04° 40' 58" W continuing across land of the Grantor 243.50 feet to a 5/8" capped rebar (#1328) set in the ground; thence Northwesterly continuing across land of the Grantor following a curve to the left having a radius of 125.00 feet a distance of 56.36 feet to a 5/8" capped rebar (#1328) set in the ground; thence N 30° 31' 01" W continuing across land of the Grantor 154.71 feet to a 5/8" capped rebar (#1328) set in the ground on the Southerly side line of land now or formerly of Peter P. and Suzanne Martelle (14737/220); thence N 71° 51' 06" E along land of the said Martelle 51.19 feet a granite monument set in the ground; thence S 30° 31' 01" E across land of the Grantor 25.00 feet to a granite monument set in the ground; thence Southeasterly continuing across land of the Grantor following a curve to the left having a radius of 30.00 feet a distance of 47.12 feet to a granite monument set in the ground; thence N 59° 28' 59" E continuing across land of the Grantor 20.00 feet to a granite monument set in the ground; thence S 30° 31' 01" E continuing across land of the Grantor 50.00 feet to a granite monument set in the ground; thence S 59° 28' 59" W continuing across land of the Grantor 20.00 feet to a granite monument set in the ground; thence Southwesterly continuing across land of the Grantor following a curve to the left having a radius of 30.00 feet a distance 47.12 feet to a granite monument set in the ground; thence S 30° 31' 01" E continuing across land of the Grantor 8.74 feet to a granite monument set in the ground; thence Southerly continuing across land of the Grantor following a curve to the right having a radius of 175.00 feet a distance of 78.91 feet to a granite monument set in the ground; thence S 04° 40' 48" E continuing across land of the Grantor 76.97 feet to a granite monument set in the ground; thence Southeasterly continuing across land of the Grantor following a curve to the left having a radius of 30.00 feet a distance of 46.54 feet to a granite monument set in the ground; thence N 86° 26' 05" E continuing across land of the Grantor 220.37 feet to a 5/8" capped rebar (#1328) set in the ground on the said sideline of the Gray Road; thence S 03° 58' 41" E along the said side line of the Gray Road 50.00 feet to the point of beginning.

All bearings are Magnetic of the year 1991.

Received
Recorded Register of Deeds
Dec 30, 2014 11:31:35A
Cumberland County
Pamela E. Lovley

Meaning and intending to convey "Rooster Ridge & Bud's Trail" as shown on the plan of "Morrison's Hill Neighborhood" recorded at the Cumberland County Registry of Deeds in Plan Book 213, Page 42, being a portion of the premises conveyed to Grantor herein by deed recorded in the Cumberland County Registry of Deeds in Book 30095, Page 209.