

DLN: 1002340259241
WARRANTY DEED

KNOW ALL BY THESE PRESENTS, that **SCHOONER VENTURES III, LLC**, a Maine limited liability company, in consideration of One Dollar and other valuable consideration paid, the receipt whereof is hereby acknowledged, hereby **GRANTS** unto the **TOWN OF CUMBERLAND**, a Maine municipal corporation with a mailing address of 290 Tuttle Road, Cumberland, Maine 04201, its successors and assigns forever, **WITH WARRANTY COVENANTS**, the following described real estate in the Town of Cumberland, County of Cumberland and State of Maine, comprising the roadway and all improvements thereon, known as Peaceful Way, as shown on the Blanchard Oaks Subdivision Plat prepared by Northeast Civil Solutions Incorporated, dated April 26, 2021, and recorded in the Cumberland County Registry of Deeds in Plan Book 221, Page 464, which real estate is more particularly described by metes and bounds in the attached Exhibit A.

IN WITNESS WHEREOF, the said Schooner Ventures III, LLC, has hereunto set its hand and seal, on November 2, 2023.

WITNESS:



**SCHOONER VENTURES III,
 LLC**

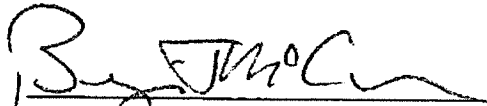
By: 


Print Name: Eric Bowden

Title: Member/Manager

ACCEPTANCE BY GRANTEE

The undersigned William R. Shane, in his capacity as Town Manager of the Town of Cumberland, hereby accepts the delivery of this deed on December 13, 2023.


 Witness


 William R. Shane, Town Manager

STATE OF MAINE
 COUNTY OF CUMBERLAND, ss.

November 3, 2023

Personally appeared before me the above-named Eric Bowden as Manager of Schooner Ventures III, LLC, and acknowledged the foregoing instrument to be his or her free act and deed in said capacity and the free act and deed of said limited liability company.



 Notary Public / Attorney at Law
 Timothy S. Keiter

EXHIBIT A**(Peaceful Way, Blanchard Oaks Subdivision, Cumberland, Maine)**

A certain lot or parcel of land situated on the northerly side of Blanchard Road Extension in the Town of Cumberland, County of Cumberland and State of Maine shown as "Peaceful Way" on the Blanchard Oaks Subdivision Plat prepared by Northeast Civil Solutions Incorporated, dated April 26, 2021, and recorded in the Cumberland County Registry of Deeds in Plan Book 221, Page 464, and further described as follows:

Beginning at a granite monument with cap situated on the northerly sideline of Blanchard Road Extension, said monument being N 63° 33' 57" W a distance of 149.07 feet from a 4"x4" granite monument at the southeasterly corner of land conveyed to Schooner Ventures III, LLC by deed from Suzanne L. McCormack, as Trustee of the Suzanne L. McCormack Declaration of Trust dated February 18, 2004, which deed is recorded in the Cumberland County Registry of Deeds in Book 38014, Page 43;

Thence, along a curve to the right having a radius of 30.00 feet, an arc length of 48.86 feet, chord bearing of N 16° 54' 27" W and chord length of 43.64 feet, to a granite monument with cap;

Thence N 29° 45' 03" E a distance of 95.84 feet, to a granite monument with cap;

Thence along a curve to the right having a radius of 375.00 feet, an arc length of 137.68 feet, chord bearing of N 40° 16' 07" E and chord length of 136.91 feet, to a granite monument with cap;

Thence along a curve to the left having a radius of 425.00 feet, an arc length of 352.77 feet, chord bearing of N 27° 00' 27" E and chord length of 342.73 feet, to a #5 rebar with cap;

Thence along a curve to the left having a radius of 425.00 feet, an arc length of 261.94 feet, chord bearing of N 14° 25' 41" W and chord length of 257.81 feet, to a granite monument with cap;

Thence N 32° 05' 05" W a distance of 8.07 feet, to a #5 rebar with cap;

Thence continuing N 32° 05' 05" W a distance of 238.74 feet, to a granite monument with cap;

Thence along a curve to the right having a radius of 155.00 feet, an arc length of 69.16 feet, chord bearing of N 19° 18' 07" W and chord length of 68.59 feet, to a #5 rebar with cap;

Thence along a curve to the right having a radius of 155.00 feet, an arc length of 118.40 feet, chord bearing of N 15° 21' 47" E and chord length of 115.54 feet, to a granite monument with cap;

Thence N 37° 14' 44" E a distance of 54.51 feet, to a granite monument with cap;

Thence along a curve to the left having a radius of 155.00 feet, an arc length of 299.39 feet, chord bearing of S 87° 25' 10" E and chord length of 254.97 feet, to a granite monument with cap;

Thence continuing S 32° 05' 05" E a distance of 123.38 feet, to a #5 rebar with cap;

Thence continuing S 32° 05' 05" E a distance of 240.01 feet, to a granite monument with cap;

Thence continuing along a curve to the left having a radius of 525.00 feet, an arc length of 41.92 feet, chord bearing of S 34° 22' 19" E and chord length of 41.90 feet, to a #5 rebar with cap;

Thence along a curve to the left having a radius of 525.00 feet, an arc length of 113.72 feet, chord bearing of S 42° 51' 53" E and chord length of 113.50 feet, to a granite monument with cap;

Thence along a curve to the right having a radius of 25.00 feet, an arc length of 22.10 feet, chord bearing of S 23° 44' 49" E and chord length of 21.39 feet, to a granite monument with cap;

Thence along a curve to the left having a radius of 60.00 feet, an arc length of 62.22 feet, chord bearing of S 28° 07' 53" E and chord length of 59.47 feet, to a #5 rebar with cap;

Thence along a curve to the left having a radius of 60.00 feet, an arc length of 208.71 feet, chord bearing of N 22° 30' 28" E and chord length of 118.30 feet, to a #5 rebar with cap;

Thence along a curve to the left having a radius of 60.00 feet, an arc length of 30.42 feet, chord bearing of S 88° 19' 44" W and chord length of 30.10 feet, to a granite monument with cap;

Thence along a curve to the right having a radius of 25.00 feet, an arc length of 25.24 feet, chord bearing of N 77° 16' 22" W and chord length of 24.18 feet, to a granite monument with cap;

Thence along a curve to the left having a radius of 475.00 feet, an arc length of 134.84 feet, chord bearing of N 40° 13' 01" W and chord length of 134.38 feet, to a granite monument with cap;

Thence continuing N 32° 05' 05" W a distance of 50.22 feet, to a #5 rebar with cap;

Thence continuing N 32° 05' 05" W a distance of 313.17 feet, to a granite monument with cap;

Thence along a curve to the left having a radius of 205.00 feet, an arc length of 56.16 feet, chord bearing of N 39° 55' 57" W and chord length of 55.98 feet, to a #5 rebar with cap;

Thence along a curve to the left having a radius of 205.00 feet, an arc length of 250.51 feet, chord bearing of N 82° 47' 16" W and chord length of 235.21 feet, to a #5 rebar with cap;

Thence along a curve to the left having a radius of 205.00 feet, an arc length of 89.30 feet, chord bearing of S 49° 43' 30" W and chord length of 88.60 feet, to a granite monument with cap;

Thence continuing S 37° 14' 44" W a distance of 54.51 feet, to a granite monument with cap;

Thence along a curve to the left having a radius of 205.00 feet, an arc length of 59.54 feet, chord bearing of S 28° 55' 31" W and chord length of 59.33 feet, to a #5 rebar with cap;

Thence along a curve to the left having a radius of 205.00 feet, an arc length of 188.52 feet, chord bearing of S 05° 44' 23" E and chord length of 181.95 feet, to a granite monument with cap;

Thence continuing S 32° 05' 05" E a distance of 12.77 feet, to a #5 rebar with cap;

Thence continuing S 32° 05' 05" E a distance of 201.24 feet, to a #5 rebar with cap;

Thence continuing S 32° 05' 05" E a distance of 32.80 feet, to a granite monument with cap;

Thence along a curve to the right having a radius of 375.00 feet, an arc length of 239.06 feet, chord bearing of S 13° 49' 20" E and chord length of 235.03 feet, to a #5 rebar with cap;

Thence along a curve to the right having a radius of 375.00 feet, an arc length of 303.34 feet, chord bearing of S 27° 36' 49" W and chord length of 295.13 feet, to a granite monument with cap;

Thence along a curve to the left having a radius of 425.00 feet, an arc length of 156.04 feet, chord bearing of S 40° 16' 07" W and chord length of 155.16 feet, to a granite monument with cap;

Thence continuing S 29° 45' 03" W a distance of 92.75 feet, to a granite monument with cap;

Thence along a curve to the right having a radius of 30.00 feet, an arc length of 51.76 feet, chord bearing of S 79° 10' 53" W and chord length of 45.58 feet, to a granite monument with cap;

Thence turning and running along a curve to the left having a radius of 450.00 feet, an arc length of 95.64 feet, chord bearing of N 57° 28' 37" W and chord length of 95.49 feet, to a 4" by 4" granite monument;

Thence continuing N 63° 33' 57" W a distance of 21.04 feet, to a granite monument with cap at the point and place of beginning.