

**QUITCLAIM DEED
WITH COVENANT**

KNOW ALL PERSONS BY THESE PRESENTS, that **Robie Holdings, LLC**, a Maine limited liability company with a place of business in Windham, Maine, for valuable consideration, does hereby GRANT to the **Town of Windham**, a Maine Municipal corporation with an address of 8 School Road, Windham, ME 04062, with QUITCLAIM COVENANT, two certain lots or parcels of land situated in the Town of Windham, Cumberland County, State of Maine and more particularly described in the Exhibit A attached hereto and incorporated herewith.

Meaning and intending to convey a portion of the premises conveyed to Grantor herein by virtue of a Warranty Deed from Manchester Properties, Inc., dated September 3, 2020 and recorded with the Cumberland County Registry of Deeds in Book 37273, Page 340.

IN WITNESS WHEREOF, Robie Holdings, LLC, has caused this instrument to be duly executed by Jarod Robie, its manager under seal this _____ day of _____, 2023.

Robie Holdings, LLC

Witness

By: _____
Jarod Robie, Manager

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

_____, 2023

Then PERSONALLY APPEARED the above-named Jarod Robie, Manager of Robie Holdings, LLC, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public/Attorney-at-Law

Name:

My Commission Expires

Thence southwesterly, by and along a curve concave to the left having a radius of 295.00 feet, an arc distance of 281.47 feet, said curve having a chord which bears S 43° 10' 56" W a distance of 270.91 feet;

Thence S 15° 50' 52" ~~E~~ W a distance of 41.23 feet;

Thence S 73° 51' 47" E a distance of 105.15 feet;

Thence southeasterly, by and along a curve concave to the right having a radius of 175.00 feet, an arc distance of 161.12 feet, said curve having a chord which bears S 47° 29' 15" E a distance of 155.49 feet;

Thence S 21° 06' 44" E a distance of 138.12 feet;

Thence southerly, by and along a curve concave to the right having a radius of 145.00 feet, an arc distance of 151.69 feet, said curve having a chord which bears S 8° 12' 25" W a distance of 144.87 feet;

Thence S 38° 10' 37" W a distance of 68.49 feet;

Thence westerly and northerly, by and along a curve concave to the right having a radius of 195.00 feet, an arc distance of 536.62 feet, said curve having a chord which bears N 62° 59' 15" W a distance of 382.62 feet;

Thence N 15° 50' 52" E a distance of 308.78 feet;

Thence N 74° 09' 08" W a distance of 5.00 feet;

Thence N 15° 50' 52" E a distance of 41.72 feet to land of ARC LWWDMMME001 LLC and a TIE POINT;

Thence N 71° 23' 40" E, by and along land of ARC LWWDMMME001 LLC, a distance of 36.90 feet;

Thence northeasterly, by and along land of ARC LWWDMMME001 LLC and along a curve concave to the right having a radius of 325.00 feet, an arc distance of 293.47 feet, said curve having a chord which bears N 44° 38' 51" E a distance of 283.60 feet;

Thence N 70° 30' 57" E, by and along land of ARC LWWDMMME001 LLC, a distance of 107.05 feet to the Point of Beginning.

Excepting the following described parcel of land:

Commencing at land now or formerly of ARC LWWDMMME001 LLC at the TIE POINT mentioned in the previous description;

Thence by a tie line bearing S 16° 28' 05" E a distance of 102.88 feet to the Point of Beginning;

Thence S 73° 51' 47" E a distance of 109.90 feet;

Thence southeasterly, by and along a curve concave to the right having a radius of 125.00 feet, an arc distance of 115.08 feet, said curve having a chord which bears S 47° 29' 15" E a distance of 111.06 feet;

Thence S 21° 06' 44" E a distance of 139.77 feet;

EXHIBIT A

Parcel 1 – Dovak Way

A certain lot or parcel of land located near Manchester Drive, Windham, Maine, being a roadway shown as “Dovak Way” on a plan entitled “Subdivision Plan, Chamberlain Estates, Manchester Drive, Chamberlain Drive and Dovak Way, Windham, Maine” for Robie Holdings, LLC, dated May 11, 2021 by DM Roma Consulting Engineers and recorded in Plan Book 221, Page 287 with the Cumberland County Registry of Deeds (the “Subdivision Plan”), which is more particularly described as follows:

Beginning on the southwesterly sideline of Manchester Drive at land now or formerly of Osterman Propane LLC as described in a deed recorded in Book 29705 Page 231 in the Cumberland County Registry of Deeds;

Thence westerly, by and along a curve concave to the left having a radius of 25.00 feet, an arc distance of 39.16 feet, said curve having a chord which bears N 69° 08' 36" W a distance of 35.28 feet;

Thence S 64° 25' 33" W a distance of 198.46 feet;

Thence N 21° 06' 44" W a distance of 60.14 feet;

Thence N 64° 23' 02" E a distance of 196.97 feet;

Thence northeasterly, by and along a curve concave to the left having a radius of 25.00 feet, an arc distance of 38.10 feet to the southwesterly sideline of Manchester Drive, said curve having a chord which bears N 20° 50' 34" E a distance of 34.52 feet;

Thence southerly, by and along a curve concave to the right having a radius of 4327.18 feet, an arc distance of 109.49 feet to the Point of Beginning, said curve having a chord which bears S 23° 32' 29" E a distance of 109.49 feet to the Point of Beginning.

Bearings are Grid North.

Parcel 2 – Chamberlain Drive

A certain lot or parcel of land located near Manchester Drive, Windham, Maine, being a roadway shown as “Chamberlain Drive” on said Subdivision Plan, which is more particularly described as follows:

Beginning at a point on the southwesterly sideline of Manchester Drive at land now or formerly of ARC LWWDMMME001 LLC as described in a deed recorded in Book 30727 Page 31 recorded in the Cumberland County Registry of Deeds;

Thence S 19° 29' 03" E, by and along the southwesterly sideline of Manchester Drive, a distance of 65.00 feet;

Thence northwesterly, by and along a curve concave to the left having a radius of 35.00 feet, an arc distance of 54.98 feet, said curve having a chord which bears N 64° 29' 03" W a distance of 49.50 feet;

Thence S 70° 30' 57" W a distance of 72.05 feet;

Thence southerly, by and along a curve concave to the right having a radius of 95.00 feet, an arc distance of 98.31 feet, said curve having a chord which bears S 8° 31' 57" W a distance of 93.98 feet;

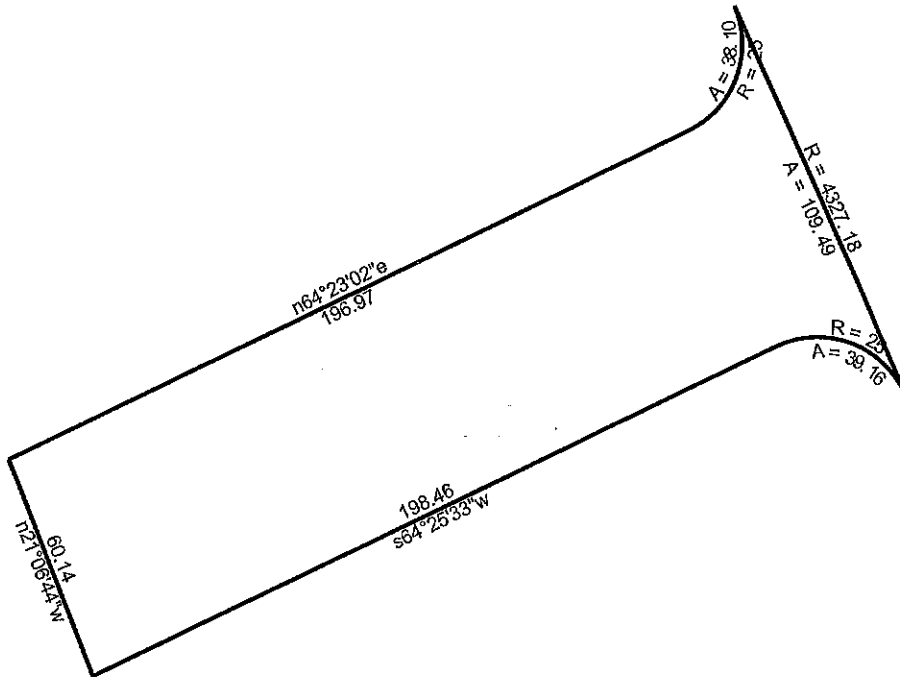
Thence S 38° 10' 37" W a distance of 68.49 feet;

Thence westerly and northerly, by and along a curve concave to the right having a radius of 145.00 feet, an arc distance of 399.02 feet, said curve having a chord which bears N 62° 59' 15" W a distance of 284.51 feet;

Thence N 15° 50' 52" E a distance of 263.55 feet to the Point of Beginning.

Bearings are Grid North.

The above-described parcel is conveyed together with and subject to: (i) matters shown on the Subdivision Plan; (ii) terms of a Reciprocal Easement Agreement dated March 17, 2005 and recorded in said Registry in Book 22427, Page 334; (iii) Findings of Fact and Order for Chamberlain Estates dated April 28, 2021, granted under the Maine Stormwater Management Law, a copy of which is recorded in said Registry in Book 38134, Page 17; (iv) Easement granted to Central Maine Power Company dated May 11, 2021 and recorded in said Registry in Book 38426, Page 86; (v) a Line Extension Conveyance dated June 8, 2021 and recorded in said Registry in Book 38453, Page 189; (vi) an Easement Deed granted to Portland Water District dated June 7, 2021 and recorded in said Registry in Book 38484, Page 73; (vii) a certain Declaration of Restrictions (Forested Buffer, No Disturbance) dated May 17, 2022 and recorded in said Registry in Book 39429, Page 200. The premises are further subject to any and all other easements or appurtenances of record, insofar as the same are in force and applicable.



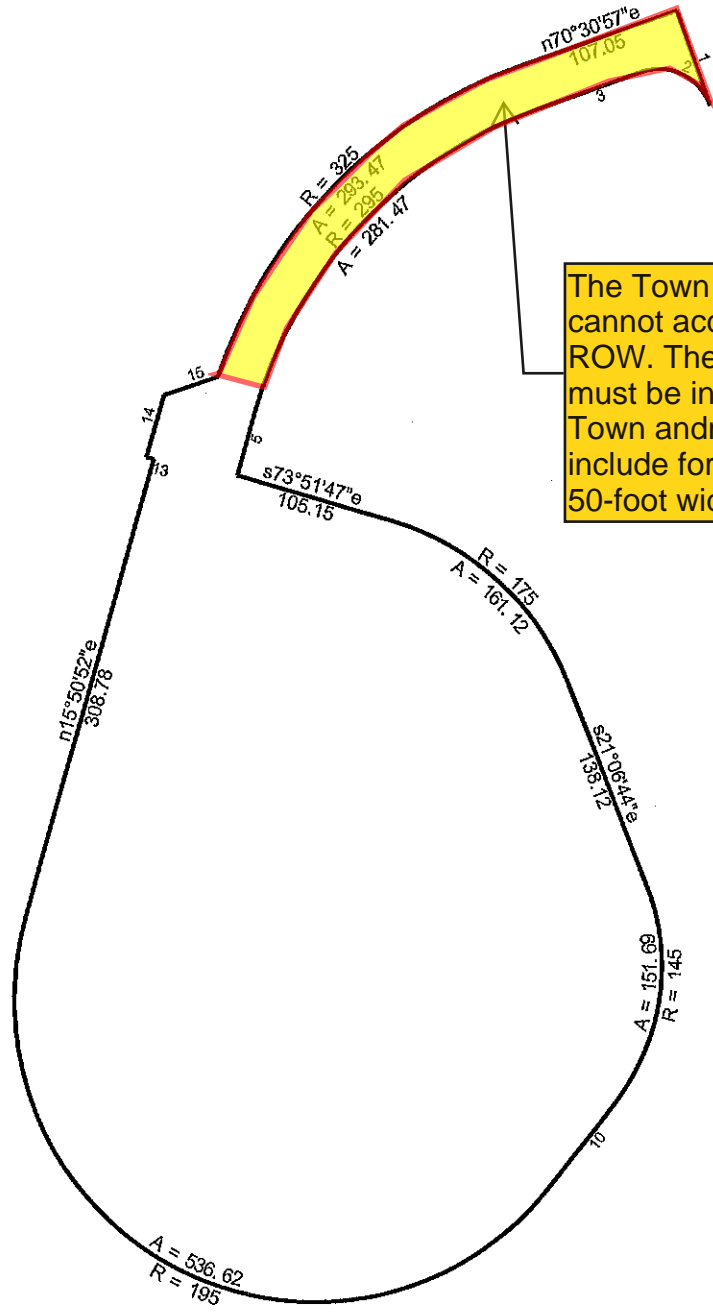
11/16/2023

Scale: 1 inch= 50 feet

File: Dovak Way.ndp

Tract 1: 0.3132 Acres (13642 Sq. Feet), Closure: s32.2730e 0.04 ft. (1/15529), Perimeter=642 ft.

- 01 Lt, r=25.00, arc=39.16, chord=n20.5034e 34.52
- 02 s64.2533w 198.46
- 03 n21.0644w 60.14
- 04 n64.2302e 196.97
- 05 Lt, r=25.00, arc=38.10, chord=n20.5034e 34.52
- 06 Rt, r=4327.18, arc=109.49, chord=s23.3229e 109.49



The Town Council cannot accept 50% of ROW. The ROW must be in Fee to the Town and must include for the entire 50-foot width.

11/16/2023

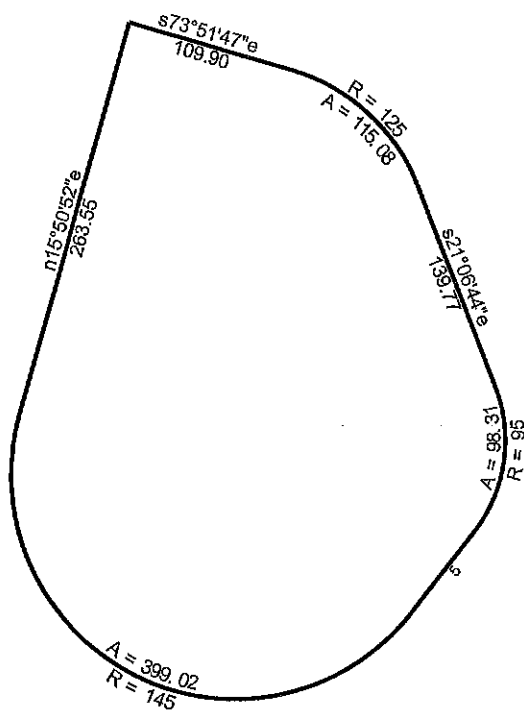
Scale: 1 inch = 125 feet

File: Chamberlain Drive.ndp

Tract 1: 4.2369 Acres (184558 Sq. Feet), Closure: s73.0238w 0.01 ft. (1/224542), Perimeter=2469 ft.

- 01 s19.2903e 65
- 02 Lt, r=35.00, arc=54.98, chord=n64.2903w 49.50
- 03 s70.3057w 72.05
- 04 Lt, r=295.00, arc=281.47, chord=s43.1056w 270.91
- 05 s15.5052w 41.23
- 06 s73.5147e 105.15
- 07 Rt, r=175.00, arc=161.12, chord=s47.2915e 155.49
- 08 s21.0644e 138.12
- 09 Rt, r=145.00, arc=151.69, chord=s08.1225w 144.87
- 10 s38.1037w 68.49
- 11 Rt, r=195.00, arc=536.62, chord=n62.5915w 382.62

- 12 n15.5052e 308.78
- 13 n74.0908w 5.
- 14 n15.5052e 41.72
- 15 n71.2340e 36.90
- 16 Rt, r=325.00, arc=293.47, chord=n44.3851e 283.60
- 17 n70.3057e 107.05



11/16/2023

Scale: 1 inch= 125 feet

File: Chamberlain Drive excepted parcel.ndp

Tract 1: 2.3287 Acres (101436 Sq. Feet), Closure: n02.3240e 0.01 ft. (1/123818), Perimeter=1194 ft.

01 s73.5147e 109.90

07 n15.5052e 263.55

02 Rt, r=125.00, arc=115.08, chord=s47.2915e 111.06

03 s21.0644e 139.77

04 Rt, r=95.00, arc=98.31, chord=s08.3157w 93.98

05 s38.1037w 68.49

06 Rt, r=145.00, arc=399.02, chord=n62.5915w 284.51