

DLN: 2979164

**QUITCLAIM DEED**  
**(With Covenant)**  
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that **SHORELAND DEVELOPMENT, LLC**, a Maine limited liability company with a principal place of business in Portland, Maine, for One Dollar (\$1.00) and other valuable consideration, grants to **MAJESTIC WOODS HOMEOWNERS ASSOCIATION**, a non-profit corporation organized and existing under the laws of the State of Maine, and having its principal place of business at Windham, in the County of Cumberland, and State of Maine, whose mailing address is P. O. Box 675, Windham, Maine 04062, with **QUITCLAIM COVENANT**, the land in the Town of Windham, County of Cumberland, State of Maine, described as follows:

Two certain parcels of land located in the Town of Windham, County of Cumberland and State of Maine, being more particularly described as follows:

**Revolution Drive** as depicted on the Amended Subdivision Plan of Majestic Woods Subdivision dated November 14, 2018 and recorded in the Cumberland County Registry of Deeds in Plan Book 219, Page 48 (the "Subdivision Plan"), and as legally described on Exhibit A attached hereto and made a part hereof.

Also conveying a certain fifty (50) foot **Right of Way** as depicted on the Subdivision Plan and as legally described on Exhibit B attached hereto and made a part hereof.

The premises are conveyed subject to and together with all rights, easements, rights of way, restrictions, covenants and conditions set forth in the Declaration of Restrictions of Majestic Woods, Phase 2, Homeowners Association dated November 12, 2019 and recorded in the Cumberland County Registry of Deeds in Book 36161, Page 263.

IN WITNESS WHEREOF, it, the said **SHORELAND DEVELOPMENT, LLC**, has caused this instrument to be signed and sealed in its corporate name by Bruce K. Brown, III, its Manager, thereunto duly authorized, this 21 day of July, 2025.

WITNESS:

SHORELAND DEVELOPMENT, LLC

Stacy SpoteBy: [Signature]

Name: Bruce K. Brown, III

Title: Manager

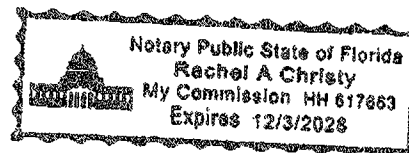
STATE OF Florida  
COUNTY OF Pinellas, ss.7/21, 2025

Then personally appeared the above-named Bruce K. Brown, III, Manager, of Shoreland Development, 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 Shoreland Development, LLC.

Before me,

Rachel Christy

Attorney at Law/Notary Public

Print Name: Rachel ChristyCommission expires: 12/3/2028

Florida

## EXHIBIT A

## Revolution Drive Windham, Maine

A certain parcel of land situated on the northeasterly side of Swett Road in the Town of Windham, County of Cumberland, State of Maine as depicted on a plan entitled "Amended Subdivision Plan Majestic Woods Subdivision Revolution Drive Windham, Maine" dated 11-14-2018 by DM Roma Consulting Engineers recorded in Plan Book 219 Page 418 in the Cumberland County Registry of Deeds, being bounded and described as follows:

Beginning on the northeasterly sideline of Swett Road at land now or formerly of Gary Lytle as described in a deed recorded in Book 33949 Page 129 in the Cumberland County Registry of Deeds;

Thence N 33° 39' 45" E, by and along land of Gary Lytle, a distance of 417.00 feet;

Thence N 33° 39' 45" E a distance of 9.80 feet;

Thence northeasterly, by and along a curve concave to the right having a radius of 205.00 feet, an arc distance of 97.59 feet, said curve having a chord which bears N 47° 17' 59" E a distance of 96.67 feet;

Thence N 60° 56' 14" E a distance of 129.89 feet;

Thence northeasterly, by and along a curve concave to the left having a radius of 155.00 feet, an arc distance of 148.53 feet, said curve having a chord which bears N 43° 29' 07" E a distance of 142.91 feet;

Thence N 6° 02' 00" E a distance of 136.37 feet;

Thence northeasterly, by and along a curve concave to the right having a radius of 205.00 feet, an arc distance of 112.16 feet, said curve having a chord which bears N 29° 41' 18" E a distance of 164.50 feet;

Thence N 53° 20' 35" E a distance of 220.93 feet;

Thence northeasterly, by and along a curve concave to the left having a radius of 155.00 feet, an arc distance of 112.16 feet, said curve having a chord which bears N 32° 36' 48" E a distance of 109.73 feet;

Thence N 11° 53' 01" E a distance of 116.55 feet;

Thence northerly, by and along a curve concave to the right having a radius of 205.00 feet, an arc distance of 52.22 feet, said curve having a chord which bears N 19° 10' 51" E a distance of 52.08 feet;

Thence N 26° 28' 41" E a distance of 67.35 feet;

Thence northerly, by and along a curve concave to the left having a radius of 25.00 feet, an arc distance of 22.88 feet, said curve having a chord which bears N 00° 15' 50" E a distance of 22.09 feet;

Thence northerly, easterly and southwesterly, by and along a curve concave to the right having a radius of 57.00 feet, an arc distance of 283.39 feet, said curve having a chord which bears S 63° 31' 19" E a distance of 69.51 feet;

Thence southerly, by and along a curve concave to the left having a radius of 25.00 feet, an arc distance of 22.88 feet, said curve having a chord which bears S 52° 41' 32" W a distance of 22.09 feet;

Thence S 26° 28' 41" W a distance of 67.35 feet;

Thence southwesterly, by and along a curve concave to the left having a radius of 155.00 feet, an arc distance of 39.48 feet, said curve having a chord which bears S 19° 10' 51" W a distance of 39.38 feet;

Thence S 11° 53' 01" W a distance of 116.55 feet;

Thence southwesterly, by and along a curve concave to the right having a radius of 205.00 feet, an arc distance of 148.34 feet, said curve having a chord which bears S 32° 36' 48" W a distance of 145.12 feet;

Thence S 53° 20' 35" W a distance of 220.93 feet;

Thence southwesterly, by and along a curve concave to the left having a radius of 155.00 feet, an arc distance of 127.99 feet, said curve having a chord which bears S 29° 41' 17" W a distance of 124.38 feet;

Thence S 6° 02' 00" W a distance of 136.37 feet;

Thence southwesterly, by and along a curve concave to the right having a radius of 205.00 feet, an arc distance of 196.44 feet, said curve having a chord which bears S 33° 29' 07" W a distance of 189.01 feet;

Thence S 60° 56' 14" W a distance of 129.89 feet;

Thence southwesterly, by and along a curve concave to the left having a radius of 155.00 feet, an arc distance of 73.78 feet, said curve having a chord which bears S 47° 17' 59" W a distance of 73.09 feet;

Thence S 33° 39' 45" W a distance of 27.17 feet to land now or formerly of Jeffrey R. Peterson and Ashley E. Freeman as described in a deed recorded in Book 33724 Page 226 in the Cumberland County Registry of Deeds;

Thence S 33° 39' 45" W, by and along land of Jeffrey R. Peterson and Ashley E. Freeman, a distance of 389.83 feet to the northeasterly sideline of Swett Road;

Thence N 37° 10' 51" W, by and along the northeasterly sideline of Swett Road, a distance of 52.93 feet to the Point of Beginning.

Bearings are Grid North.

## EXHIBIT B

## 50' Right of Way

A certain right of way situated on the northeasterly side of Revolution Drive in the Town of Windham, County of Cumberland, State of Maine as depicted on a plan entitled "Amended Subdivision Plan Majestic Woods Subdivision Revolution Drive Windham, Maine" dated 11-14-2018 by DM Roma Consulting Engineers recorded in Plan Book 219 Page 418 in the Cumberland County Registry of Deeds, being bounded and described as follows:

Beginning on the northeasterly sideline of Revolution Drive at a southerly corner of Lot 12; Thence easterly, by and along Lot 12 along a curve concave to the left having a radius of 25.00 feet, an arc distance of 22.88 feet, said curve having a chord which bears N 87° 59' 47" E a distance of 22.09 feet;

Thence N 61° 46' 56" E, by and along Lot 12, a distance of 173.47 feet to land now or formerly of John Pallozzi and Cynthia Pallozzi as described in a deed recorded in Book 29247 Page 335 in the Cumberland County Registry of Deeds;

Thence S 62° 51' 59" E, by and along land of John Pallozzi and Cynthia Pallozzi, a distance of 60.78 feet to the Open Space Lot;

Thence S 61° 46' 56" W, by and along the Open Space Lot, a distance of 208.02 feet;

Thence southwesterly, by and along the Open Space Lot along a curve concave to the left having a radius of 25.00 feet, an arc distance of 22.88 feet, said curve having a chord which bears S 35° 34' 05" W a distance of 22.09 feet to the northeasterly sideline of Revolution Drive;

Thence northwesterly, by and along the northeasterly sideline of Revolution Drive and a curve concave to the left having a radius of 57.00 feet, an arc distance of 74.76 feet, said curve having a chord which bears N 28° 13' 04" W a distance of 69.51 feet to the Point of Beginning.

Bearings are Grid North.

DLN: 2970852

**QUITCLAIM DEED**  
**(With Covenant)**  
(Maine Statutory Short Form)

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A certain lot or parcel of land situate in the Town of Windham, County of Cumberland and State of Maine, being the 21.21 acres of Open Space shown on the Amended Subdivision Plan of Majestic Woods Subdivision dated November 14, 2018 and recorded in the Cumberland County Registry of Deeds in Plan Book 219, Page 48.

The premises are conveyed subject to and together with all rights, easements, rights of way, restrictions, covenants and conditions set forth in the Declaration of Restrictions of Majestic Woods, Phase 2, Homeowners Association dated November 12, 2019 and recorded in the Cumberland County Registry of Deeds in Book 36161, Page 263.

IN WITNESS WHEREOF, it, the said **SHORELAND DEVELOPMENT, LLC**, has caused this instrument to be signed and sealed in its corporate name by Bruce K. Brown, III, its Manager, thereunto duly authorized, this 21 day of July, 2025.

WITNESS:

**SHORELAND DEVELOPMENT, LLC**



By:   
Name: Bruce K. Brown, III  
Title: Manager

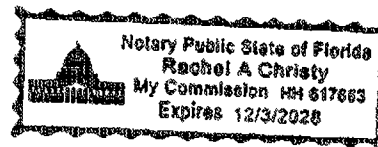
STATE OF Florida  
COUNTY OF pinellas, ss.

7/21, 2025

Then personally appeared the above-named Bruce K. Brown, III, Manager, of Shoreland Development, 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 Shoreland Development, LLC.

Before me,

  
Attorney at Law/Notary Public  
Print Name: Rachel Christy  
Commission expires: 12/3/2028



Florida