

RECORDING REQUESTED BY
AND AFTER RECORDING RETURN TO:
Mark A. Bower, Esq.
Jensen Baird
P.O. Box 4510
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MUNICIPAL QUITCLAIM DEED

TOWN OF WINDHAM, a Maine municipal corporation, with a mailing address of 8 School Road, Windham, Maine 04062 for consideration paid, grants, with Quitclaim Covenant, to **PORTLAND WATER DISTRICT**, a public quasi-municipal Maine corporation with a place of business in Portland, Maine, the real property situated in Windham, Cumberland County, Maine, more particularly bounded and described as follows:

A certain parcel of land situated on the southwesterly side of Sposedo Road, in the Town of Windham, County of Cumberland, State of Maine being bounded and described as follows:

Beginning at the intersection of the southeasterly sideline of land now or formerly of Regional School Unit #14 as described in a deed recorded in Book 30002 Page 222 in the Cumberland County Registry of Deeds and the northwesterly corner of land of Grantor described in a deed from Jeffrey Taylor to the Town of Windham dated March 27, 2024 and recorded in the Cumberland County Registry of Deeds in Book 40689, Page 41;

Thence N 44° 19' 52" E, by and along land of Regional School Unit #14, a distance of 117.00 feet to a capped rebar;

Thence continuing N 44° 19' 52" E, by and along land of Regional School Unit #14, a distance of 273.77 feet to the assumed sideline of Sposedo Road;

Thence easterly, by and along the assumed southerly sideline of Sposedo Road, along a curve concave to the right having a radius of 127.50 feet, an arc distance of 58.01 feet, said curve having a chord which bears S 58° 29' 53" E a distance of 57.51 feet;

Thence S 45° 27' 54" E, by and along the assumed southwesterly sideline of Sposedo Road, a distance of 193.93 feet;

Thence S 44° 19' 52" W a distance of 389.77 feet to land of Jeffrey T. Taylor as described in a deed from this Grantor dated March 26, 2024 and recorded in the Cumberland County Registry of Deeds in Book 40689 Page 39;

Thence N 48°39'54" W by said land of Taylor a distance of 125.17 feet to a point;

Thence N 48° 39' 54" W by other land of Jeffrey T. Taylor as described in the deed recorded in Book 34355, Page 234 CCRD a distance of 125.17 feet to land of Regional School Unit #14 and the Point of Beginning.

The parcel contains approximately 2.27 acres.

Bearings are Grid North.

Reference is made to a plan entitled "Boundary Survey Sposedo Road Windham, Maine for: Town of Windham" dated August 2022 revised through August 2, 2023, by Survey, Inc. The purpose of this deed is to convey the parcels labeled "Proposed Parcel A" and "Proposed Parcel C" on said plan.

TOGETHER WITH a perpetual, non-exclusive easement for ingress and egress by foot, motor vehicle, and equipment on, in, over, and across Sposedo Road, including the right to install, locate, repair, maintain, replace and use above and underground "utility services" within the meaning of 33 M.R.S. § 458, as amended from time to time, and the right to repair, maintain, replace, improve, drain water from, plow snow from, and sand said Sposedo Road.

Meaning and intending to convey, and hereby conveying, a portion of the property described in deed from IRT Properties, LLC to the Town of Windham, dated October 23, 2023, and recorded in the Cumberland County Registry of Deeds in Book 40436, Page 206 and all of the property described in a deed from Jeffrey Taylor to the Town of Windham by deed dated March 27, 2024 and recorded in the Cumberland County Registry of Deeds in Book 40689, Page 41.

WITNESS my hand and seal this _____ day of _____ 2024.

WITNESS:

TOWN OF WINDHAM

By: _____
Barry Tibbetts, Town Manager

STATE OF MAINE
COUNTY OF _____, 2024

Then personally appeared the above-named Barry Tibbetts, Windham Town Manager, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of the Town of Windham.

Before me,

Notary Public

Print Name: _____

Commission Expires: _____
(Affix notarial seal)