

**WARRANTY DEED**  
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that MAJESTIC WOODS HOMEOWNERS ASSOCIATION, a non-profit corporation organized and existing under the laws of the State of Maine, having a principal place of business in Windham, Maine and a mailing address of P.O. Box 675, Windham, Maine 04062 (hereinafter "Grantor"), for consideration paid of One Dollar (\$1.00) and other valuable consideration, does hereby GRANT to the TOWN OF WINDHAM, a Maine municipal corporation with a mailing address as set forth above (hereinafter "Grantee"), with WARRANTY COVENANTS, the following described premises situated in the Town of Windham, County of Cumberland and State of Maine:

- 1) Revolution Drive, as more particularly described in Exhibit A attached hereto and made a part hereof; and
- 2) A certain fifty (50) foot Right of Way, as more particularly described in Exhibit B attached hereto and made a part hereof.

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, insofar as the same may be applicable and in force and effect.

This conveyance is made for the purpose of public acceptance of streets and related rights, and the premises include public improvements located within the described right-of-way, all as shown on the Amended Subdivision Plan of "Majestic Woods Subdivision, Revolution Drive, Windham, Maine," dated November 14, 2018, recorded in the Cumberland County Registry of Deeds, Plan Book 219, Page 48 [also referenced within the exhibits].

TO HAVE AND TO HOLD the granted premises, with all the rights and appurtenances thereto belonging, to the said Grantee and its successors and assigns forever. And the said Grantor, for

itself and its successors and assigns, covenants with said Grantee that it is lawfully seized in fee of the premises; that they are free from all encumbrances except as aforesaid; that Grantor has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that Grantor and its successors shall and will WARRANT AND DEFEND the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said MAJESTIC WOODS HOMEOWNERS ASSOCIATION has caused this instrument to be executed this \_\_\_\_ day of \_\_\_\_\_, 2025, by its duly authorized officer.

GRANTOR:

MAJESTIC WOODS HOMEOWNERS ASSOCIATION

By: \_\_\_\_\_

Name: Chandler Todd

Title: President

Mailing Address: P.O. Box 675, Windham, Maine 04062

STATE OF MAINE

CUMBERLAND, ss. \_\_\_\_\_, 2025

Then personally appeared the above-named Chandler Todd, President of MAJESTIC WOODS HOMEOWNERS ASSOCIATION, and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said Association.

Before me,

\_\_\_\_\_  
Notary Public/Attorney at Law

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

## MUNICIPAL ACCEPTANCE

The TOWN OF WINDHAM, by and through its Town Council, hereby accepts the foregoing conveyance of Revolution Drive and the 50' right-of-way described in Exhibits A and B, for public street purposes, pursuant to applicable law and the vote of the Town Council taken at its meeting held on \_\_\_\_\_, 2025.

TOWN OF WINDHAM

By: \_\_\_\_\_

[Name], Chair, Town Council

Attest: \_\_\_\_\_

[Name], Town Clerk

STATE OF MAINE

CUMBERLAND, ss. \_\_\_\_\_, 2025

Then personally appeared the above-named \_\_\_\_\_, Chair of the Town Council of the Town of Windham, and acknowledged the foregoing instrument to be his/her free act and deed in said capacity and the free act and deed of said Town.

Before me,

\_\_\_\_\_  
Notary Public/Attorney at Law

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

## EXHIBIT A

### Revolution Drive – Windham, Maine

#### 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;

## EXHIBIT B

### 50' Right of Way – Windham, Maine

#### 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" Ea 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.