

November 2, 2016

Mr. Tony Plante  
Town Manager of Windham  
8 School Road  
Windham, ME 04062

Request for Road Acceptance Phase III & IV Sebago Heights

Dear Mr. Plante,  
Sebago Heights, LLC is formally requesting the Town of Windham accept Phase III and Phase IV of Sebago Heights as public ways. The infrastructure was completed by R.J. Grondin Construction according to the plans approved by the Windham Planning Board for a public street design. Gorrill Palmer Engineers have reviewed every portion of the construction and their comments have been addressed, with the exception of some minor maintenance suggestions; which are being completed by November 10. Appropriate areas have been vegetated, and any areas of sparse vegetation shall be re-done this coming spring. We understand the Town of Windham will require an approximately \$220,000 maintenance bond for a period of (1) year from the date of acceptance.


For the benefit and ease of plowing for the Windham Public Works Department; Sebago Heights is agreeable to the terms of the "Council Policy Regarding Extension of Winter Maintenance on Public Easements" for the plowing of Phase V (final phase). Upon acceptance, Sebago Heights shall deposit approximately \$1,350 for its prorated share of services for Phase V.

Attached are the following documents:

- 1.) Executed Release Form
- 2.) Easement deed for Phase V
- 3.) Easement deed for Phase IV (Phase III has been previously submitted)
- 4.) Maine Revenue Services Tax Declaration

We are hoping to be placed on the next available council agenda to discuss this issue.  
Thank you in advance for attending to this matter.

Sincerely,

  
Gregory T. McCormack  
Sebago Heights, LLC

cc: Gorrill Palmer  
Amanda Lessard  
Doug Fortier  
Dustin Roma  
Robert Grondin  
Ray Lessard

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT **SEBAGO HEIGHTS, LLC**, a Maine limited liability company with a place of business at Portland, County of Cumberland and State of Maine, in consideration of one dollar and other valuable consideration paid by **TOWN OF WINDHAM**, a municipal corporation, whose mailing address is: 8 School Road, Windham, ME 04062, receipt whereof is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said **TOWN OF WINDHAM**, its successors and assigns forever,

The portion of Harvest Hill Road, so-called, located in Phase 4 of Sebago Heights, as depicted on the plan entitled "Second Amended Subdivision Plan of Sebago Heights (Phases 3, 4 & 5), Pipeline Road, Windham, Maine, prepared by Sebago Technics, Inc., dated July 6, 2007, as approved by the Windham Planning Board on July 9, 2012, and duly recorded in the Cumberland County Registry of Deeds in Plan Book 212, Page 217 (the "Plan").

Also including herewith certain twenty-five foot (25') grading and drainage easement located in Phase 4 of Sebago Heights, as depicted on the Plan.

Being a portion of the premises conveyed to the Grantor herein by warranty deed of Stanley Quinn, Jr. dated December 23, 2005 and recorded in said Registry of Deed in Book 23574, Page 238, and by quitclaim deed of Patricia Quinn dated December 27, 2005 and recorded in said Registry of Deeds in Book 23574, Page 233.

TO HAVE AND TO HOLD, the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said **TOWN OF WINDHAM**, its successors and assigns, to it and its use and behoof forever.

AND it does COVENANT with the said Grantee, its successors and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances, that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it 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.

IN WITNESS WHEREOF, the said **SEBAGO HEIGHTS, LLC** has hereunto set its hand and seal this \_\_\_\_\_ day of the month of \_\_\_\_\_, 2016.

---

SIGNED, SEALED and DELIVERED  
in presence of:

**SEBAGO HEIGHTS, LLC**

\_\_\_\_\_

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

STATE OF MAINE  
CUMBERLAND, ss.

\_\_\_\_\_, 2016

Personally appeared the above named \_\_\_\_\_, Member of  
**SEBAGO HEIGHTS, LLC** and acknowledged the foregoing instrument to be h\_\_ free act and  
deed in h\_\_ said capacity, and the free act and deed of **SEBAGO HEIGHTS, LLC**.

Before me,

\_\_\_\_\_  
Notary Public  
Print Name \_\_\_\_\_  
Commission Expires \_\_\_\_\_





\*0599900\*

00

**MAINE REVENUE SERVICES  
REAL ESTATE TRANSFER TAX  
DECLARATION**

TITLE 36, M.R.S.A. SECTIONS 4641-4641N

**RETTD****PLEASE TYPE OR PRINT CLEARLY****1. COUNTY**  
CUMBERLAND**DO NOT USE RED INK!****2. MUNICIPALITY/TOWNSHIP**  
WINDHAM

BOOK/PAGE—REGISTRY USE ONLY

**3. GRANTEE/  
PURCHASER**

3a) Name (LAST, FIRST, MI)

TOWN OF WINDHAM

3b) SSN or Federal ID

01-6000440

3c) Name (LAST, FIRST, MI)

3d) SSN or Federal ID

3e) Mailing Address

8 SCHOOL ROAD

3f) City

WINDHAM

3g) State

ME

3h) Zip Code

04062

**4. GRANTOR/  
SELLER**

4a) Name (LAST, FIRST, MI)

SEBAGO HEIGHTS, LLC

4b) SSN or Federal ID

20-0764929

4c) Name (LAST, FIRST, MI)

4d) SSN or Federal ID

4e) Mailing Address

97A EXCHANGE STREET, SUITE 304

4f) City

PORTLAND

4g) State

ME

4h) Zip Code

04101

**5. PROPERTY**

5a) Map

N/A

Block

Lot

Sub-Lot

Check any that apply:

5c) Physical Location



No tax maps exist



Multiple parcels



Portion of parcel

5b) Type of property—Enter the code number that **best** describes the property being sold. (See instructions)

5d) Acreage:

**6. TRANSFER  
TAX**

6a) Purchase Price (If the transfer is a gift, enter "0")

6a \$

0

.00

6b) Fair Market Value (enter a value **only** if you entered "0" in 6a) or if 6a) was of nominal value)

6b \$

.00

6c) Exemption claim — ☒ Check the box if either grantor or grantee is claiming exemption from transfer tax and explain.

Conveyance of roadway with no consideration.

**7. DATE OF TRANSFER (MM-DD-YYYY)**

MONTH DAY YEAR

**8. WARNING TO BUYER**—If the property is classified as Farmland, Open Space or Tree Growth, a Substantial financial penalty could be triggered by development, subdivision, partition or change in use.

CLASSIFIED

**9. SPECIAL CIRCUMSTANCES**—Were there any special circumstances in the transfer which suggest that the price paid was either more or less than its fair market value? ☒ If yes, check the box and explain:

No monetary consideration for conveyance.

**10. INCOME TAX WITHHELD**—Buyer(s) not required to withhold Maine income tax because:

Seller has qualified as a Maine resident



A waiver has been received from the State Tax Assessor



Consideration for the property is less than \$50,000

**11. OATH**

Aware of penalties as set forth by Title 36 §4641-K, we hereby swear or affirm that we have each examined this return and to the best of our knowledge and belief, it is true, correct, and complete. Grantee(s) and Grantor(s) or their authorized agent(s) are required to sign below:

Grantee \_\_\_\_\_ Date \_\_\_\_\_

Grantor \_\_\_\_\_ Date \_\_\_\_\_

Grantee \_\_\_\_\_ Date \_\_\_\_\_

Grantor \_\_\_\_\_ Date \_\_\_\_\_

**12. PREPARER**Name of Preparer Jensen Baird Gardner & HenryPhone Number (207) 775-7271Mailing Address P.O. Box 4510

E-Mail Address \_\_\_\_\_

Portland, ME 04112<http://www.maine.gov/revenue/propertytax/transfertax/transfertax.htm>