

RELEASE OF MORTGAGE

TOWN OF WINDHAM, a Maine municipality, and having a place of business at 8 School Road, Windham, ME 04062, holder of a mortgage from WINDHAM ECONOMIC DEVELOPMENT CORPORATION, a Maine nonprofit corporation to the TOWN OF WINDHAM dated December 30, 2009 and recorded in the Cumberland County Registry of Deeds in Book 27503, Page 228, does hereby release the premises described in Exhibit A hereto attached and made a part hereof, and does hereby acknowledge satisfaction of the same, and does hereby discharge and release the Mortgage.

IN WITNESS WHEREOF, the said TOWN OF WINDHAM has caused this instrument to be signed and sealed in its corporate name by Donald Gerrish, its Town Manager, thereunto duly authorized on _____, 2019.

WITNESS:

TOWN OF WINDHAM

By: _____
Donald Gerrish
Town Manager

STATE OF
COUNTY OF CUMBERLAND, ss.

_____, 2019

Then personally appeared the above named Donald Gerrish, Town Manager of said Town of Windham, and acknowledge the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Town of Windham.

Before me,

Attorney at Law/Notary Public
Print name: _____
Commission Expires: _____

EXHIBIT A

Lot 1 (1.59+/- Acres)

A certain lot or parcel of land, situated on the southerly side of Anglers Road, so-called, in the Town of Windham, County of Cumberland, and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at a 5/8-inch rebar, capped "Buker 2397" on the southerly side of Anglers Road at the northeasterly corner of land now or formerly of Anglers Corner Realty, LLC (Book 32435, Page 149);

Thence, from the Point of Beginning, in a general northeasterly direction, along the said southerly side of Anglers Road and a curve to the left, a distance of 95.56 feet to a point, said curve having a radius of 375.00 feet;

Thence, North 25° 15' 19" East, along the said southerly side of Anglers Road, a distance of 24.75 feet to a point;

Thence, in a general easterly direction, along the said southerly side of Anglers Road and a curve to the right, a distance of 183.51 feet to a 5/8-inch rebar, capped "Buker 2397" to be set, said curve having a radius of 325.00 feet;

Thence, South 55° 01' 40" East, along remaining land of the Grantor herein, a distance of 303.73 feet to a 5/8-inch rebar, capped "Buker 2397" to be set;

Thence, South 41° 54' 01" West, along remaining land of the Grantor herein, a distance of 257.82 feet to a 5/8-inch rebar, capped "Buker 2397" at the southeasterly corner of land now or formerly of DTP Realty, LLC (Book 33053, Page 264);

Thence, North 20° 18' 22" West, along said land now or formerly of DTP Realty, LLC, a distance of 47.50 feet to a 5/8-inch rebar, capped "PLS 1328";

Thence, continuing, North 20° 18' 22" West, along said land now or formerly of DTP Realty, LLC, a distance of 76.67 feet to a 5/8-inch rebar, capped "Buker 2397";

Thence, North 66° 09' 18" West, along said land now or formerly of DTP Realty, LLC, a distance of 106.13 feet to a 5/8-inch rebar, capped "Buker 2397" at the northeasterly corner of other land now or formerly of Anglers Corner Realty, LLC (Book 29985, Page 152);

Thence, South 64° 25' 56" West, along said other land now or formerly of Anglers Corner Realty, LLC, a distance of 81.85 feet to a 5/8-inch rebar, capped "PLS 1328";

Thence, continuing, South 64° 25' 56" West, along said other land now or formerly of

Anglers Corner Realty, LLC, a distance of 32.23 feet to a 5/8-inch rebar, capped "Buker 2397" at the southeasterly corner of said land now or formerly of Anglers Corner Realty, LLC;

Thence, North 41° 21' 51" West, along said land now or formerly of Anglers Corner Realty, LLC, a distance of 23.16 feet to the Point of Beginning.

The above-described parcel of land contains 1.59 acres, more or less.

All bearings are referenced to Maine State Grid, West Zone, NAD 83.

All Book and Pages refer to the Cumberland County Registry of Deeds.

Being a portion, and only a portion, of a parcel of land conveyed to Windham Economic Development Corporation from R&T Enterprise, LLC, by a deed dated December 30, 2009, and recorded in Book 27503, Page 221 on December 31, 2009.

Lot 2 (6.09+/- Acres)

A certain lot or parcel of land, situated the southerly side of Anglers Road, so-called, in the Town of Windham, County of Cumberland, and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at a point on the southerly side of Anglers Road at the northwesterly corner of land now or formerly of Chaffin Pond Abode, LLC (Book 31554, Page 49), said point being North 56° 41' 24" West, along said land now or formerly of Chaffin Pond Abode, LLC, a distance of 15.00 feet from a 5/8-inch rebar, capped "Buker 2397";

Thence, from the Point of Beginning, South 56° 41' 24" East, along said land now or formerly of Chaffin Pond Abode, LLC and through said rebar, a distance of 425.37 feet to a 5/8-inch rebar, capped "Buker 2397" on the northerly side of land now or formerly of the Town of Windham (Book 28567, Page 297);

Thence, South 41° 54' 01" West, along said land now or formerly of the Town of Windham, a distance of 946.95 feet to a 1/2-inch rebar at the end of a stonewall on the easterly side of land now or formerly of Ronald A. Glantz and Andrea G. Littlefield (Book 8157, Page 259);

Thence, North 24° 15' 33" West, along said land now or formerly of Glantz and Littlefield and along in part said stonewall, a distance of 148.92 feet to a point at the southwest corner of land now or formerly of DTP Realty, LLC (Book 35586, Page 314);

Thence, North 41° 22' 50" East, along said land now or formerly of DTP Realty, LLC, a distance of 170.39 feet to a point;

Thence, North 48° 40' 50" West, along said land now or formerly of DTP Realty, LLC, a distance of 50.00 feet to a 5/8-inch rebar, capped "Buker 2397";

Thence, North 41° 54' 01" East, along remaining land of the Grantor herein, a distance of 257.82 feet to a 5/8-inch rebar, capped "Buker 2397" to be set;

Thence, North 55° 01' 40" West, along remaining land of the Grantor herein, a distance of 303.73 feet to a 5/8-inch rebar, capped "Buker 2397" to be set, on the said southerly side of Anglers Road;

Thence, in a general easterly direction, along the said southerly side of Anglers Road and a curve to the right, a distance of 73.17 feet to a point, said curve having a radius of 325.00 feet;

Thence, in a general easterly direction, along the said southerly side of Anglers Road and a curve to the left, a distance of 213.48 feet to a point, said curve having a radius of 325.00 feet;

Thence, North 32° 52' 23" East, along the said southerly side of Anglers Road, a distance of 36.42 feet to a point;

Thence, North 49° 56' 23" East, along the said southerly side of Anglers Road, a distance of 57.65 feet to a point;

Thence, North 44° 39' 23" East, along the said southerly side of Anglers Road, a distance of 64.95 feet to the Point of Beginning.

The above-described parcel of land contains 6.09 acres, more or less.

Subject to an easement to the Town of Windham for a Bioinfiltration Basin described in Book 32853, Page 231.

All bearings are referenced to Maine State Grid, West Zone, NAD 83.

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