

WARRANTY DEED
Statutory Short Form

KNOW ALL BY THESE PRESENTS, that WINDHAM ECONOMIC DEVELOPMENT CORPORATION, a non-profit corporation duly organized and existing under the laws of the State of Maine, with a principal place of business in the Town of Windham, County of Cumberland and State of Maine, in consideration of One Dollar and Other Valuable Consideration, hereby grants to TOWN OF WINDHAM, a Maine municipality, having a place of business at 8 School Road, Windham, ME 04062, with Warranty Covenants, certain real estate located in the Town of Windham, County of Cumberland and State of Maine, which is more particularly described in Exhibit A attached hereto and made a part hereof.

Being a portion, and only a portion, of land conveyed to Windham Economic Development Corporation by the following: (i) Warranty Deed from R & T Enterprise, LLC dated December 30, 2009 and recorded in Cumberland County Registry of Deeds in Book 27503, Page 221, and (ii) Warranty Deed from Anglers Corner Realty, LLC dated July 8, 2015 and recorded in Cumberland County Registry of Deeds in Book 32435, Page 147.

IN WITNESS WHEREOF, the said WINDHAM ECONOMIC DEVELOPMENT CORPORATION as Grantor has hereunto set its hand and seal this ____ day of the month of December, 2015.

SIGNED, SEALED and DELIVERED
in presence of:

WINDHAM ECONOMIC
DEVELOPMENT CORPORATION

By _____
PRINT _____
ITS _____

STATE OF MAINE

Cumberland, ss.

December __, 2015

Then personally appeared the above named _____, as _____ of
Windham Economic Development Corporation and acknowledged the foregoing instrument to be
his free act and deed and the free act and deed of Windham Economic Development Corporation.

Before me,

Notary Public

Print Name_____

Commission Expires_____

Affix Notarial Seal Here

Exhibit A
Parcel of Land
1.04+/- Acres

A certain lot or parcel of land, situated on the easterly side of Route 302, so-called, also known as Roosevelt Trail, 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 said easterly side of Route 302 at the southwesterly corner of land conveyed from Anglers Corner Realty, LLC to the Grantor herein (Book 32435, Page 147);

Thence, from the Point of Beginning, generally northwesterly along said easterly side of Route 302 and a circular curve deflecting to the left, a distance of one hundred forty-one and sixty-five hundredths (141.65) feet to a point at the intersection of the southerly side of the former Anglers Road right-of-way and the said easterly side of Route 302, said curve having a radius of one thousand nine hundred fifty-nine and eighty-six hundredths (1959.86) feet, and a chord bearing North 24 degrees-23 minutes- 58 seconds West, a distance of one hundred forty-one and sixty-two hundredths (141.62) feet;

Thence, North 55 degrees-22 minutes- 49 seconds East, along the said southerly side of the former Anglers Road right-of-way, a distance of one hundred ninety-one and thirty-three hundredths (191.33) feet to a point;

Thence, North 49 degrees-40 minutes- 29 seconds East, along the said southerly side of the former Anglers Road right-of-way, a distance of one hundred sixty-one and eight hundredths (161.08) feet to a point;

Thence, North 70 degrees-17 minutes- 47 seconds East, along the said southerly side of the former Anglers Road right-of-way, a distance of one hundred thirteen and eighty-four hundredths (113.84) feet to a point;

Thence, North 63 degrees-33 minutes- 38 seconds East, along the said southerly side of the former Anglers Road right-of-way, a distance of sixty-seven and fifty-six hundredths (67.56) feet to a point;

Thence, North 55 degrees-44 minutes- 28 seconds East, along the said southerly side of the former Anglers Road right-of-way, a distance of eighty-nine and thirty-five hundredths (89.35) feet to a point;

Thence, North 49 degrees-56 minutes- 23 seconds East, along the said southerly side of the former Anglers Road right-of-way, a distance of ninety-eight and sixteen hundredths (98.16) feet to a point;

Thence, South 32 degrees-52 minutes- 23 seconds West, along remaining land of the Grantor herein, a distance of thirty-six and forty-two hundredths (36.42) feet to a point;

Thence, generally southwesterly along said remaining land of the Grantor herein and a circular

curve deflecting to the right, a distance of two hundred thirteen and forty-eight hundredths (213.48) feet to a point, said curve having a radius of three hundred twenty-five and zero hundredths (325.00) feet, and a chord bearing South 51 degrees-41 minutes- 26 seconds West, a distance of two hundred nine and sixty-six hundredths (209.66) feet;

Thence, generally southwesterly along said remaining land of the Grantor herein and a circular curve deflecting to the left, a distance of two hundred fifty-six and sixty-nine hundredths (256.69) feet to a point, said curve having a radius of three hundred twenty-five and zero hundredths (325.00) feet, and a chord bearing South 47 degrees-52 minutes- 54 seconds West, a distance of two hundred fifty and seven hundredths (250.07) feet;

Thence, South 25 degrees-15 minutes- 19 seconds West, along remaining land of the Grantor herein, a distance of twenty-four and seventy-five hundredths (24.75) feet to a point;

Thence, generally southwesterly along said remaining land of the Grantor herein and a circular curve deflecting to the right, a distance of ninety-five and fifty-six hundredths (95.56) feet to a 5/8-inch rebar, capped "Buker 2397" at the northeasterly corner of land now or formerly of Anglers Corner Realty, LLC (Book 32436, Page 149), said curve having a radius of three hundred seventy-five and zero hundredths (375.00) feet, and a chord bearing South 32 degrees-33 minutes- 19 seconds West, a distance of ninety-five and three tenths (95.30) feet;

Thence, generally southwesterly along said land now or formerly of Anglers Corner Realty, LLC and a circular curve deflecting to the right, a distance of sixty-six and ninety-eight hundredths (66.98) feet to a 5/8-inch rebar, capped "Buker 2397" at the easterly corner of said land conveyed from Anglers Corner Realty, LLC to the Grantor herein, said curve having a radius of three hundred seventy-five and zero hundredths (375.00) feet, and a chord bearing South 44 degrees-58 minutes- 20 seconds West, and a distance of sixty-six and eighty-nine hundredths (66.89) feet;

Thence, generally southwesterly along said land conveyed from Anglers Corner Realty, LLC to the Grantor herein and a circular curve deflecting to the right, a distance of eighteen and fifty-three hundredths (18.53) feet to a point, said curve having a radius of three hundred seventy-five and zero hundredths (375.00) feet, and a chord bearing South 51 degrees-30 minutes- 16 seconds West, a distance of eighteen and fifty-three hundredths (18.53) feet;

Thence, South 52 degrees-55 minutes- 12 seconds West, along said land now or formerly of the Grantor herein, a distance of fifty-six and forty-one hundredths (56.41) feet to the Point of Beginning.

The above-described parcel of land contains 1.04+/- acres.

All bearings are referenced to Maine State Grid, West Zone, NAD83.

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

RESERVING TO THE GRANTOR, an easement to install, erect, and maintain a *Commercial Subdivision Sign* as that term is defined in Section 700 of the Town of Windham Land Use Ordinance on the northerly side of Anglers Road at or near the current or future location of the

intersection of Anglers Road and Route 302.

SUBJECT TO restrictions, covenants, easements, and encumbrances of record, including but not limited to the following: (i) a certain easement for access and parking recorded in Cumberland County Registry of Deeds in Book 19579, Page 107, as amended by First Amendment to Easement recorded of near or even date herewith; (ii) a certain access easement to Gordon Place By Little Sebago Condominium Association to be recorded of near or even date herewith, and (iii) a certain access easement to David M. Garry to be recorded of near or even date herewith.

Reference is herein made to a plan entitled "Existing Conditions & Boundary Survey Plan" prepared for Windham Economic Development Corporation by Main-Land Development Consultants, Inc., last revised on December 17, 2015, Project: Anglers Road Development, Drawing No. S1.1.