

WARRANTY DEED
(Maine Statutory Short Form)

DLN:1002040111166

MANCHESTER PROPERTIES, INC., a Maine corporation having a place of business in Windham, Maine and a mailing address of P.O. Box 218, Windham, Maine 04062 (the "Grantor"), for consideration paid, grants to **ROBIE HOLDINGS, LLC**, a Maine limited liability company whose mailing address is P.O. Box 1508, Windham, Maine 04062 (the "Grantee"), with WARRANTY COVENANTS except as expressly set forth herein, the following described real property located in Windham, Cumberland County, State of Maine:

PARCEL ONE:

A certain parcel of land situated on the westerly side of Manchester Drive and the northeasterly side of Basin Road in the Town of Windham, County of Cumberland, State of Maine being bounded and described as follows:

Beginning on the westerly sideline of Manchester Drive at land now or formerly of ARC LWWDMM001 LLC as described in a deed recorded in the Cumberland County Registry of Deeds in Book 30727 Page 31;

Thence S 19° 29' 03" E, by and along the westerly sideline of Manchester Drive, a distance of 165.62 feet;

Thence southerly, by and along the westerly sideline of Manchester Drive and along a curve concave to the left having a radius of 4327.18 feet, an arc distance of 361.16 feet to land now or formerly of Osterman Propane LLC as described in a deed recorded in said Registry of Deeds in Book 29705 Page 231;

Thence westerly by and along land of Osterman Propane LLC and along a curve concave to the left having a radius of 25.00 feet an arc distance of 39.16 feet;

Thence S 64° 25' 33" W, by and along land of Osterman Propane LLC, a distance of 140.49 feet;

Thence S 19° 31' 18" E, by and along land of Osterman Propane LLC, a distance of 187.68 feet to land now or formerly of Linda D. Ward Testamentary Trust FBO Edward David Nielson as described in a deed recorded in said Registry of Deeds in Book 30507 Page 71;

Thence S 34° 16' 43" W, by and along land of Linda D. Ward Testamentary Trust FBO Edward David Nielson, a distance of 413.22 feet to the northeasterly sideline of Basin Road;

Thence N 64° 39' 00" W, by and along the northerly sideline of Basin Road, a distance of 624.60 feet to the easterly sideline of a 100 foot wide utility easement to Central Maine

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Power Company as described in deeds recorded in said Registry of Deeds in Book 1662 Page 384 and Book 1676 Page 102;

Thence N 12° 35' 34" W, by and along the easterly sideline of the Central Maine Power Company easement, a distance of 574.61 feet to land of ARC LWWDMM001 LLC;
Thence S 74° 41' 13" E, by and along land of ARC LWWDMM001 LLC, a distance of 315.96 feet;

Thence N 71° 23' 40" E, by and along land of ARC LWWDMM001 LLC, a distance of 237.30 feet;

Thence northeasterly, by and along land of ARC LWWDMM001 LLC and along a curve concave to the right having a radius of 325.00 feet, an arc distance of 293.47 feet;

Thence N 70° 30' 57" E, by and along land of ARC LWWDMM001 LLC, a distance of 107.05 feet to the Point of Beginning.

The parcel contains approximately 14.16 acres.

Bearings are Grid North.

Being a portion of the premises conveyed to Manchester Properties, Inc. by virtue of a Warranty Deed from Frances Isabel Manchester, dated November 10, 1988 and recorded in said Registry of Deeds in Book 8559, Page 41.

This conveyance is made TOGETHER WITH and SUBJECT TO all rights, easements, covenants, conditions and restrictions of record.

PARCEL TWO:

All of the Grantor's right, title and interest, without covenants of any kind, in and to the fee title to Basin Road, so-called, as the same extends from Route 35.

This conveyance is made SUBJECT TO the rights of others having rights over, through and under Basin Road for pedestrian and vehicular access, and the installation, maintenance, repair and replacement of above and below ground utilities over said Road, including but not limited to, sewer lines, power lines, water lines, telephone lines, cable television lines and other communication lines, over, through and under the established traveled way of Basin Road as the same extend to Route 35, and as said Road now exists in its present location.

RESERVING to the Grantor a perpetual easement and right of way over, through and under Basin Road, and the right to use Basin Road for all purposes relating to the Grantor's remaining property, as it now exists or as it may hereinafter be developed, including, but not limited to, (a) pedestrian and vehicular passage together with the right

to pave and to otherwise construct such improvements therein so as to accommodate and enhance such use, (b) the installation, maintenance, repair and replacement of storm water and surface water collection and drainage facilities and the like, provided that Grantor shall repair any damage to said roadway or easement area to the same or better condition at the time of commencement of any utility work, and (c) the installation, maintenance, repair and replacement of utilities including, but not limited to, sewer lines, power lines, water lines, telephone lines, cable television lines and other communication lines, provided that Grantor shall repair any damage to said roadway or easement area to the same or better condition at the time of commencement of any utility work.

Nothing herein shall obligate the Grantor to maintain or repair Basin Road as they are now located or as it may hereafter be relocated to facilitate the Grantor's use thereof.

IN WITNESS WHEREOF, MANCHESTER PROPERTIES, INC. has caused this instrument to be executed by Walter Manchester, its Vice President, and David L. Manchester, its Treasurer, thereunto duly authorized, this 3 day of September, 2020.

WITNESS:

MANCHESTER PROPERTIES, INC.

By: [Signature]
Walter Manchester
Its Vice President

By: [Signature]
David L. Manchester
Its Treasurer

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

September 3, 2020

Then personally appeared the above-named Walter Manchester, Vice President of Manchester Properties, Inc., and David L. Manchester, Treasurer of Manchester Properties, Inc., and acknowledged the foregoing instrument to be their free act and deed in their said capacities and the free act and deed of said Manchester Properties, Inc.

Before me, [Signature]
Notary Public/ Maine Attorney at Law
Print name _____
My commission expires _____

Christopher J. McLain
Notary Public, Maine
My Commission Expires
November 10, 2026