

October 31, 2017

To: Amanda Lessard

From: Greg McCormack, Sebago Heights, LLC
Amy Mulkerin

Re: Letters of Credit Sebago Heights and Acceptance of Phase 5, Sebago Heights

Dear Amanda;

Now that the finish work has been completed for Phase 5 Sebago Heights, Sebago Heights, LLC is formally requesting that the Town of Windham accept this section as a public street. A draft deed is attached for your reference.

We would also request that the Letter of Credit for Phase 5 be reduced to the minimum amount possible. In addition, we are requesting that the (1) year maintenance bond for Phase 3 and Phase 4 be released at the appropriate time in November.

Thank you for your attention to these matters. Please don't hesitate to contact us should you need any further information.

Sincerely,



Gregory T. McCormack

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 5 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 a certain twenty-five foot (25') grading and drainage easement, and a certain ten foot (10') grading and drainage easement, both being located in Phase 5 of Sebago Heights, and being more particularly 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 _____, 2017.

SIGNED, SEALED and DELIVERED

in presence of:

SEBAGO HEIGHTS, LLC

By:

Its

STATE OF MAINE

CUMBERLAND, ss.

2017

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

RET TD**PLEASE TYPE OR PRINT CLEARLY**

Clear Form

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

Block

Lot

Sub-Lot

Check any that apply:

N/A

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 & Henry

Phone Number (207) 775-7271

 Mailing Address
 P.O. Box 4510
 Portland, ME 04112

E-Mail Address _____

PROPERTY LINE CURVE DATA table with columns: CURVE, LENGTH, RADIUS, CRD. BEARING, CRD. DIST.

PROPERTY LINE DATA table with columns: LINE, DIRECTION, DISTANCE.

EASEMENT LINE DATA table with columns: LINE, DIRECTION, DISTANCE.

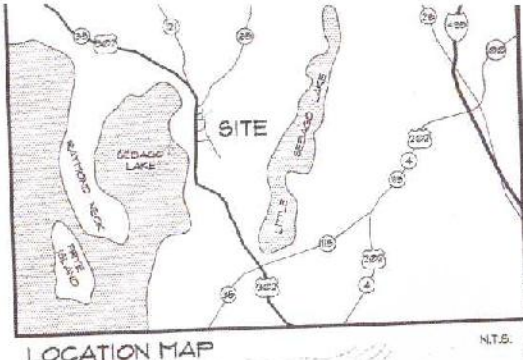
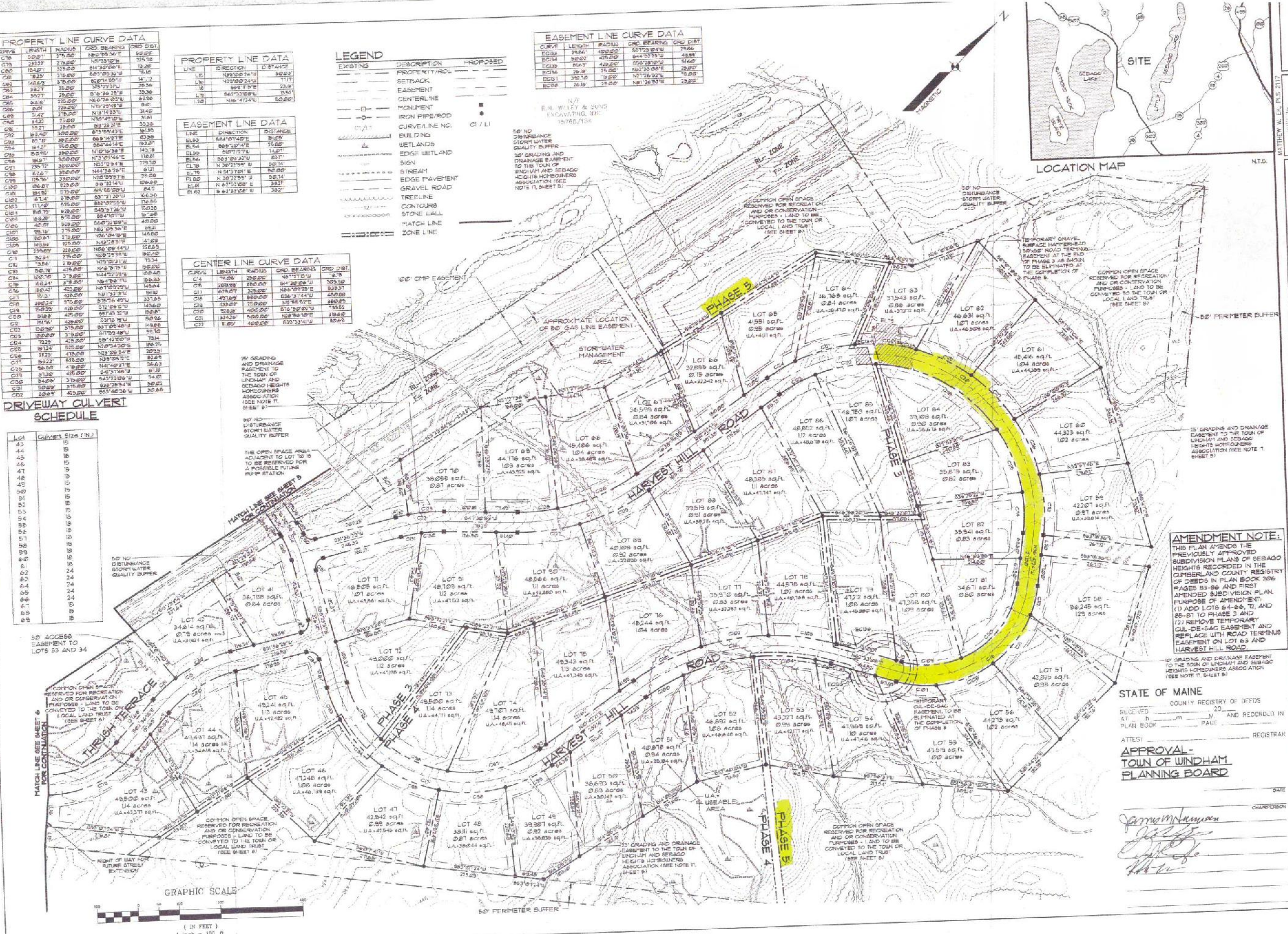
CENTER LINE CURVE DATA table with columns: CURVE, LENGTH, RADIUS, CRD. BEARING, CRD. DIST.

LEGEND section with symbols for EXISTING and PROPOSED features: SETBACK, EASEMENT, CENTERLINE, MONUMENT, CURVE LINE NO., BUILDING, WETLANDS, EDGE WETLAND, SIGN, STREAM, EDGE PAVEMENT, GRAVEL ROAD, TREE LINE, CONTOUR, STONE WALL, MATCH LINE, ZONE LINE.

EASEMENT LINE CURVE DATA table with columns: CURVE, LENGTH, RADIUS, CRD. BEARING, CRD. DIST.

DRIVEWAY CULVERT SCHEDULE

Table with 2 columns: Lot, Culvert Size (IN.)



AMENDMENT NOTE: THIS PLAN AMENDS THE PREVIOUSLY APPROVED SUBDIVISION PLANS OF SEBAGO HEIGHTS RECORDED IN THE CLIMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 206 PAGES 83-86 AND FIRST AMENDED SUBDIVISION PLAN PURPOSE OF AMENDMENT: (1) ADD LOTS 64-66, 72, AND 85-87 TO PHASE 3 AND (2) REMOVE TEMPORARY CUL-DE-SAC EASEMENT AND REPLACE WITH ROAD TERMINUS EASEMENT ON LOT 63 AND HARVEST HILL ROAD.

STATE OF MAINE COUNTY REGISTRY OF DEEDS RECEIVED 20 AT h m AND RECORDED IN PLAN BOOK PAGE REGISTRAR APPROVAL - TOWN OF WINDHAM PLANNING BOARD

Signature of Matthew W. Le...

Table with 4 columns: REV, BY, DATE, STATUS. Includes revision history for the plan.

SEBAGO TECHNICALS logo and contact information.