

**From:** Dustin Roma <dustin@dmroma.com>  
**Sent:** Thursday, April 04, 2019 11:38 AM  
**To:** Amanda L. Lessard  
**Subject:** FW: Keith Harnum - Windham Maine real estate  
**Attachments:** Harnum-scanned deeds 4 4 2019.pdf

Hi Amanda,

Please see attached and below regarding the Keith Harnum Storage Units, and let me know if you have questions.

**Dustin M. Roma, P.E.**



PO Box 1116, Windham, ME 04062  
P: (207) 310-0506

---

**From:** Ed Woiccak [<mailto:erw526@yahoo.com>]  
**Sent:** Thursday, April 04, 2019 10:50 AM  
**To:** [dustin@dmroma.com](mailto:dustin@dmroma.com)  
**Cc:** KEITH D. HARNUM <[keith@therigger.com](mailto:keith@therigger.com)>  
**Subject:** Keith Harnum - Windham Maine real estate

Dustin:

Pursuant to our telephone conversation, attached are the two deeds that have been prepared by Attorney Dawn Dyer, who represents the Manns. The first deed is a corrective deed from John and Vicki Mann to Vicki Mann. That deed corrects the course along the easement from the incorrectly stated 250 feet to 300 feet.

The second deed is the proposed deed to Keith Harnum which states the correct distance of the boundary with the right of way to be 300 feet.

That second deed lists Keith as the Grantee, however, the final deed will run to a trust of which Keith and his wife will be trustees.

I will forward the email from Chris McLain at Two Lights Settlement that refers to the plan and the deeds referenced on the plan for the lot that Keith is buying.

Please review the deeds and let me know if this will be sufficient to answer the planning board's question.

Thank you

Ed Woiccak

**Corrective Warranty Deed**  
**Statutory Short Forms Deeds Act 33 M.R.S.A. §761 et seq.**

**This deed corrects prior deed recorded in Book 32194, Page 172,  
to correct an error in the last call of said deed.**

**John D. Mann** and **Vicki W. Mann**, being married and of the Town of Windham, County of Cumberland and State of Maine, with a mailing address of 25 Clairmont Road, Windham ME 04062, for consideration paid, grant to **Vicki W. Mann**, of the Town of Windham, County of Cumberland and State of Maine, with a mailing address of 25 Clairmont Road, Windham ME 04062, with **warranty covenants**, the land in the Town of **Windham**, County of Cumberland and State of Maine, bounded and described as follows: *reference Exhibit A attached and incorporated herein by reference.*

The deed preparer makes no certification as to record marketable title to the herein-conveyed premises, a title search not having been performed attendant to preparation of this deed.

Witness our hands and seals this date: April, 2019.

\_\_\_\_\_

\_\_\_\_\_  
**John D. Mann**

\_\_\_\_\_

\_\_\_\_\_  
**Vicki W. Mann**

State of Maine  
Cumberland, ss.

April \_\_\_\_, 2019

Personally appeared the above-named JOHN D. MANN and acknowledged the foregoing instrument to be his free act and deed. Before me,

\_\_\_\_\_

## Exhibit A

A certain lot or parcel of land located on the easterly side of Roosevelt Trail (Route 302), in the Town of Windham, County of Cumberland, State of Maine, being more particularly bounded and described as follows:

BEGINNING at point on the easterly right-of-way line of Roosevelt Trail (Route 302) at the most westerly corner of land now or formerly of Paula M. Wright as recorded in deed Book 27212, Page 280, Cumberland County Registry of Deeds (CCRD), said point also being the southerly corner of land now or formerly of Vicki W. Mann as recorded in Deed Book 17535, Page 274 CCRD; THENCE northerly along the easterly right-of-way line of Roosevelt Trail (Route 302), 200.00 feet to a point, said point being the southerly corner of the remaining land now or formerly of John D. Mann & Vicki W. Mann as recorded in Deed Book 17535, Page 276 CCRD; THENCE easterly parallel with the northerly line of said Wright being an approximate interior angle of 88° 58' along the southerly line of said John D. Mann and Vicki W. Mann, 300.00 feet to a point; THENCE southerly and parallel with the easterly right-of-way line of Roosevelt Trail (Route 302) 200.00 feet to a point, said point being on the northerly line of said Wright; THENCE westerly along the northerly line of said Wright **300.00 feet** (incorrectly stated in prior deed as 250 feet) to the POINT OF BEGINNING.

The above-described parcel contains 1.38 acres.

This conveyance is made **together with** a fifty (50) foot wide easement, in common with others, as set forth in Easement Deed from Douglas W. Wright and Paula M. Wright to John D. Mann and Vicki W. Mann, dated November 22, 2013 recorded in Cumberland County Registry of Deeds in Book 31859, Page 181, said easement to be for all purposes for which a town road may be utilized, including without limitation, ingress and/or egress by foot, vehicle or animal, and installation of utilities, whether over, under, along or by said right of way. By acceptance of this deed, the Grantee, for himself or his heirs, successors and/or assigns, agrees to pay a proportionate share of the costs of plowing and maintenance together with others who have similar rights.

This conveyance is made further **subject to** terms and conditions of a Restrictions and Easement Agreement made by and among John D. Mann, Vicki W. Mann and Windham DMEP, LLC, dated May 4, 2016 and recorded in Cumberland County Registry of Deeds in Book 33102, Page 77.

This deed is given to correct prior deed from the Grantors to the Grantee herein as recorded in said Registry in Book 32194, Page 172, as to the last call of the above metes and bounds as highlighted in bold type.

## Warranty Deed

(Statutory Short Forms Deeds Act – 33 M.R.S.A. § 761 et seq.)

**Vicki W. Mann**, being married and of the Town of Windham, County of Cumberland and State of Maine, for consideration paid, grants to **Keith D. Harnum**, of the Town of Exeter, County of Rockingham and State of New Hampshire, with a mailing address of 83 Beech Hill Road, Exeter NH 03833, with **warranty covenants**, the real estate situated in the Town of **Windham**, County of Cumberland and State of Maine, bounded and described as follows:

A certain lot or parcel of land located on the easterly side of **Roosevelt Trail (Route 302)** in the Town of Windham, County of Cumberland and State of Maine, being more particularly bounded and described as follows: BEGINNING at a point on the easterly right-of-way line of Roosevelt Trail (Route 302) at the most westerly corner of land now or formerly of Paula M. Wright as recorded in deed Book 27212, Page 280, Cumberland County Registry of Deeds (CCRD), said point also being the southerly corner of land now or formerly of Vicki W. Mann as recorded in Deed Book 17535 Page 274 CCRD; THENCE northerly along the easterly right-of-way line of Roosevelt Trail (Route 302), 200.00 feet to a point, said point being the southerly corner of the remaining land now or formerly of John D. Mann & Vicki W. Mann as recorded in Deed Book 17535, Page 276 CCRD; THENCE easterly parallel with the northerly line of said Wright being an approximate interior angle of 88° 58' along the southerly line of said John D. Mann and Vicki W. Mann, 300.00 feet to a point; THENCE southerly and parallel with the easterly right-of-way line of Roosevelt Trail (Route 302) 200.00 feet to a point, said point being on the northerly line of said Wright; THENCE westerly along the northerly line of said Wright 300.00 feet to the POINT OF BEGINNING.

*Being the same premises conveyed to Vicki W. Mann by Warranty Deed from John D. Mann and Vicki W. Mann to Vicki W. Mann, dated March 27, 2015 and recorded in Cumberland County Registry of Deeds in Book 32194, Page 172, and as corrected in deed recorded in said Registry in Book \_\_\_\_\_, Page \_\_\_\_\_.*

This conveyance is made **together with** a fifty (50) foot wide easement, in common with others, as set forth in Easement Deed from Douglas W. Wright and Paula M. Wright to John D. Mann and Vicki W. Mann, dated November 22, 2013 recorded in Cumberland County Registry of Deeds in Book 31859, Page 181, said easement to be for all purposes for which a town road may be utilized, including without limitation, ingress and/or egress by foot, vehicle or animal, and installation of utilities, whether over, under, along or by said right of way. By acceptance of this deed, the Grantee, for himself or his heirs, successors and/or assigns, agrees to pay a proportionate share of the costs of plowing and maintenance together with others who have similar rights.

This conveyance is made further **subject to** terms and conditions of a Restrictions and Easement Agreement made by and among John D. Mann, Vicki W. Mann and Windham

DMEP, LLC, dated May 4, 2016 and recorded in Cumberland County Registry of Deeds in Book 33102, Page 77.

Witness my hand and seal this date: \_\_\_\_\_.

\_\_\_\_\_  
**Vicki W. Mann**

State of Maine  
Cumberland, ss.

Date: \_\_\_\_\_

Personally appeared the above-named VICKI W. MANN and acknowledged the foregoing instrument to be her free act and deed. Before me,

\_\_\_\_\_  
Notary Public / Attorney-at-Law