

RELEASE DEED

KNOW ALL MEN BY THESE PRESENTS, that **LORAN PROPERTIES**, a Maine general partnership (the "Grantor"), for consideration paid, releases and forever quitclaims to the **TOWN OF FALMOUTH**, a municipal corporation located in Falmouth, Maine, the real property and any improvements thereon located in the Town of Falmouth, Cumberland County, Maine, being more particularly described as follows:

A certain strip of land extending in a northwesterly direction from the northwesterly side of U.S. Route 1, Falmouth, Maine, being a portion of that fifty foot (50') wide easement described in the deed from Martha A. Whitney to Portland Water District dated March 8, 1954 and recorded in the Cumberland County Registry of Deeds in Book 2166, Page 373, and being more particularly bounded and described as follows:

Beginning at a point on the northwesterly side line of said U.S. Route 1, as shown on State Highway Commission Right of Way Map dated October 1941, and recorded in the Cumberland County Registry of Deeds in Plan Book 31, Page 8 at the most easterly corner of said Portland Water District right of way; thence North twenty-three degrees fifty-two minutes West (N 23° 52' W) along land conveyed to William F. Taylor and Helene C. Taylor by Estella M. Brown by Warranty Deed dated November 3, 1982, and recorded in the Cumberland County Registry of Deeds in Book 5062, Page 178 a distance of two hundred fifty feet (250'), more or less, to a corner at the land conveyed to Vantage Properties by Erle C. Webber by Warranty Deed dated August 18, 1983, and recorded in the Cumberland County Registry of Deeds in Book 6250, Page 207; thence along the westerly side of said land conveyed to Vantage Properties by Erle C. Webber a distance of one hundred sixty-two and two hundredths (162.02) feet to the northwesterly corner of said parcel of land conveyed by Erle C. Webber to Vantage Properties; thence at a right angle to the left a distance of fifty feet (50') to a point on the southwesterly side of said Portland Water District right of way and land now or formerly by Mildred M. Luce; thence South twenty-four degrees forty minutes East (S 24° 40' E) a distance of four hundred sixty feet (460'), more or less, to said northwesterly side line of said U.S. Route 1; thence along said side line of U.S. Route 1 North twenty-three degrees twenty-three minutes East (N 23° 23' E) a distance of seventy (70) feet, more or less, to the point of beginning.

Together with all of the Grantor's right, title and interest, if any, in and to land situated within the limits of said U.S. Route 1 and adjacent to said strip which abuts said U.S. Route 1.

SUBJECT TO the following:

- (a) Rights and easements set forth in the deed from Martha A. Whitney to Portland Water District dated March 8, 1954 and recorded in the Cumberland County Registry of Deeds in Book 2166, Page 373;
- (b) A right of way described in a Warranty Deed from Mildred M. Luce to John Luce Taylor dated October 10, 1962 and recorded in said Registry of Deeds in Book 2713, Page 48;
- (c) Rights and easements set forth in a Warranty Deed from Mildred M. Luce to Ralph W. Luce III and Minona S. Luce dated July 16, 1967 and recorded in said Registry of Deeds in Book 3027, Page 318; and
- (d) Rights and easements reserved in a Quitclaim Deed from Emery-Waterhouse to Falmouth Properties dated May 13, 1985 and recorded in said Registry of Deeds in Book 7052, Page 36.

The premises conveyed here in is a portion of the premises conveyed by Quitclaim Deed from Falmouth Properties to Vantage Properties, predecessor in interest to Loran Properties, dated January 21, 1986 and recorded in the Cumberland County Registry of Deeds in Book 7052, Page 38. Reference is made to a Certificate of Name Change recorded in the Cumberland County Registry of Deeds in Book 7205, Page 339. Reference is further made to a Release Deed dated August 21, 2017 from People's United Bank to the Town of Falmouth recorded in said Registry of Deeds in Book 34253, Page 106.

IN WITNESS WHEREOF, Loran Properties has caused this instrument to be executed by _____, its General Partners thereunto duly authorized, this _____ day of _____, 2017.

LORAN PROPERTIES

Witness

By: _____
Printed Name:
Its General Partner

Witness

By: _____
Printed Name:
Its General Partner

State of Maine
County of Cumberland, ss. _____, 2017

Personally appeared the above-named _____ and _____, the general partners of said Loran Properties and acknowledged

the foregoing instrument to be their free act and deed in their said capacities and the free act and deed of said Loran Properties.

Before me,

Notary Public/Attorney at Law

Typed Name: _____

My commission expires: _____

