

**QUITCLAIM DEED
(With Covenant)**

KNOW ALL PERSONS BY THESE PRESENTS, that I, **Fred W. Chase**, of Falmouth, Maine (“Grantor”), in consideration of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, does hereby grant to **Brookside Field Extension Homeowners Association**, a Maine nonprofit corporation with a mailing address of c/o Fred Chase, 5 Stagecoach Drive, Falmouth, Maine, its successors and assigns (“Grantee”) with QUITCLAIM COVENANT, the following described real estate:

Two certain lots or parcels of land situated located on the easterly and westerly sides of Brookfield Road in the Town of Falmouth, County of Cumberland and State of Maine comprising all of the open space depicted on the “Subdivision Plat Plan Brookside Field Extension Brookfield Road, Falmouth, Maine” dated April 6, 2011 by Mitchell and Associates revised through November 1, 2011 recorded in the Cumberland County Registry of Deeds in Plan Book 211, Page 330 (the “Subdivision Plan”) described as follows:

Parcel One: A certain lot of land bounded on the east and southeast by Brookfield Road, on the west by Lot 2 and on the north by land now or formerly of John Boland, which lot is labeled “Open Space (common area) 0.6 Acres” on the Subdivision Plan.

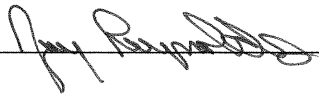
Parcel Two: A certain lot of land bounded on the north by a proposed future right of way to now or formerly Pride property, Lot 1, Brookfield Road, Lot 4, Lot 3, Lot 2 and land now or formerly of Joseph Donovan and land now or formerly of Maureen Anderson and Daniel Green, on the east by land now or formerly of Heirs of Leonard E. Pride and land now or formerly of the Maine Turnpike Authority, on the south by the Presumpscot River, and on the west by land now or formerly of Selden Von Herten, which lot is labeled “Open Space (common area) 17.8 Acres” on the Subdivision Plan.

Reference is hereby made to the Brookside Field Extension Declaration of Covenants, Restrictions and Easements, dated November 8, 2011 and recorded in the Cumberland County Registry of Deeds in Book 29113, Page 37. Grantee, its successors and assigns, covenant and agree that the two parcels described above under the caption “Open Space” shall be used as open space and no development, buildings or other improvements shall be located thereon, and such property shall be used solely as open space and for passive outdoor recreation such as walking trails subject to such reasonable rules and regulations as the Town may establish.

TO HAVE AND TO HOLD, the same, together with all the privileges and appurtenances thereunto belonging, to the said Brookside Field Extension Homeowners Association, its successors and assigns forever, to use and behoof forever.

IN WITNESS WHEREOF, the said Fred W. Chase has hereunto set his hand and seal
this 1st day of February, 2016.

WITNESS:



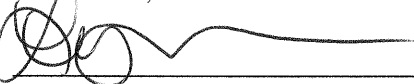


Fred W. Chase

STATE OF MAINE
County of Cumberland, ss.

February 1, 2016

Then personally appeared the above-named Fred W. Chase and acknowledged the
foregoing instrument to be his free act and deed.

Before me,


Notary Public/Attorney-at-Law
Print Name: Lisa R. Magnacca, Esq.
My Commission Expires: _____

**SUPPLEMENTAL DECLARATION
BROOKSIDE FIELD EXTENSION**

This Supplemental Declaration is made effective this 1st day of February, 2016 by **Brookside Field Extension Homeowners Association**, a Maine nonprofit corporation (the "Association").

WHEREAS, the Brookside Field Extension Declaration of Covenants, Restrictions and Easements dated November 8, 2011 was recorded in the Cumberland County Registry of Deeds in Book 29113, Page 37 (the "Original Declaration") relating to the Brookside Field Extension subdivision located in Falmouth, Maine; and

WHEREAS, the Association wishes to amend the Original Declaration as set forth herein.

NOW THEREFORE, the Association hereby certifies and agrees as follows.

1. The Association hereby amends the Original Declaration as follows:

(a) Article 1.7 of the Original Declaration is revised to correct the recording information for the Plan, as defined in the Original Declaration, which Plan is recorded in the Cumberland County Registry of Deeds in Plan Book 211, Page 330.

(b) Notwithstanding anything to the contrary contained in the Original Declaration, the Original Declaration is hereby amended to provide that the Association shall convey to the Town of Falmouth a 16.7 acre portion of the Common Area (as defined in the Original Declaration) comprised of the areas shown as "Open Space (Town common area) 0.6 acres" and shown as "Open Space (Town common area) 16.1 acres" on the amended subdivision plan entitled "Subdivision Plat Plan for Brookside Field Extension Brookfield Road, Falmouth, Maine" dated October 19, 2015 and revised through November 13, 2015, to be recorded in said Registry of Deeds (hereinafter collectively referred to as the "Town Common Area"). The Town, and not the Association, shall thereafter be responsible for maintenance of the Town Common Area and shall have the power and the duty to set reasonable rules and regulations concerning the use thereof.

2. This Supplemental Declaration was approved by a vote of at least 75% of the Owners, as defined in the Original Declaration, in accordance therewith, and was approved by the Town of Falmouth Planning Board (the "Planning Board") at a duly noticed and held meeting of the Planning Board as evidenced by a Notice of Decision dated December 2, 2015.

3. Except as expressly modified herein, all other terms and conditions of the Declaration shall remain in full force and effect. In the event of any conflict between the terms of this Supplemental Declaration and the Original Declaration, this Supplemental Declaration shall control.

Dated: February 1, 2016

BROOKSIDE FIELD EXTENSION
HOMEOWNERS ASSOCIATION

[Signature]
Witness

By: Fred W. Chase
Name: Fred W. Chase
Its: President

STATE OF MAINE
County of Cumberland, ss.

February 1, 2016

Then personally appeared the above-named Fred W. Chase, in his/her capacity as President of the Brookside Field Extension Homeowners Association, and acknowledged the foregoing to be his/her free act and deed, duly authorized, and the free act and deed of said Association.

Before me,

[Signature]
Attorney-at-Law/Notary Public

Lisa R. Magnacca, Esq.
Printed Name

My Commission Expires: _____

QUITCLAIM DEED
(With Covenant)

KNOW ALL PERSONS BY THESE PRESENTS, that **Brookside Field Extension Homeowners Association**, a Maine nonprofit corporation (the “Grantor”), in consideration of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant to the **Town of Falmouth**, a municipality existing under the laws of the State of Maine, whose mailing address is 271 Falmouth Road, Falmouth, Maine 04105, its successors and assigns forever (the “Grantee”), with QUITCLAIM COVENANT, the following described real estate:

Two certain lots or parcels of land situated located on the easterly and westerly sides of Brookfield Road in the Town of Falmouth, County of Cumberland and State of Maine described as follows:

Parcel One: A certain lot of land bounded on the east and southeast by Brookfield Road, on the west by Lot 2 and on the north by land now or formerly of John Boland, which lot is labeled “Open Space (Town common area) 0.6 Acres” on the amended subdivision plan entitled “Subdivision Plat Plan Brookside Field Extension Brookfield Road, Falmouth, Maine” prepared by Mitchell & Associates dated October 19, 2015 and revised through November 13, 2015 recorded in the Cumberland County Registry of Deeds in Plan Book _____, Page _____ (the “Amended Subdivision Plan”).

Parcel Two: A certain lot of land bounded on the north by a proposed future right of way to now or formerly Pride property, Lot 1, Brookfield Road, Lot 4, and the southerly edge of a manmade pond, on the east by land now or formerly of Heirs of Leonard E. Pride and land now or formerly of the Maine Turnpike Authority, on the south by the Presumpscot River, and on the west by land now or formerly of Selden Von Herten, being the area labeled “Open Space (Town Common Area) 16.1 Acres” on the Amended Subdivision Plan.


The premises conveyed herein comprises a portion of the premises conveyed to the Grantor by deed of Fred W. Chase dated _____ and recorded in the Cumberland County Registry of Deeds in Book _____, Page _____.

Reference is hereby made to the Brookside Field Extension Declaration of Covenants, Restrictions and Easements, dated November 8, 2011 and recorded in the Cumberland County Registry of Deeds in Book 29113, Page 37 and a certain Supplemental Declaration dated _____, 2016 and recorded in said Registry in Book _____, Page _____.

TO HAVE AND TO HOLD, the same, together with all the privileges and appurtenances thereunto belonging, to the said Grantee, its successors and assigns forever, to use and behoof forever.

IN WITNESS WHEREOF, the undersigned, being all of the lot owners comprising one hundred percent (100%) of the votes in the Brookside Field Extension Homeowners Association, have hereunto set their hands and seals this 1st day of February, 2016.

WITNESS:



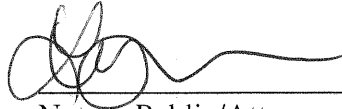

Fred W. Chase

STATE OF MAINE
COUNTY OF CUMBERLAND, SS.

February 1, 2016

Then personally appeared the above-named Fred W. Chase and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Notary Public/Attorney-at-Law

Print Name: Lisa R. Magnacca, Esq.

My Commission Expires: _____

WITNESS:

Brettny Bullock

Roland A Morin
Roland A. Morin

Brettny Bullock

Mary A. Morin
Mary A. Morin

STATE OF MAINE
CUMBERLAND, SS.

December 19, 2015

Then personally appeared the above-named Roland A. Morin and Mary A. Morin and acknowledged the foregoing instrument to be their free act and deed.

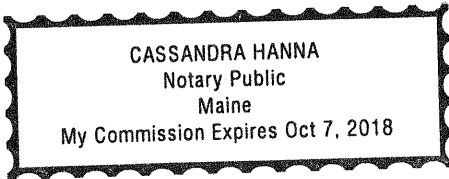
Before me,

Cassandra

Notary Public/Attorney-at-Law

Print Name: Cassandra Hanna

My Commission Expires: October 7, 2018



WITNESS:

[Handwritten signatures of witnesses]

Whitney E. Bradford
Whitney E. Bradford

Allen Bradford
Allen E. Bradford

STATE OF MAINE
CUMBERLAND, SS.

30th December, 2015

Then personally appeared the above-named Whitney E. Bradford and Allen E. Bradford and acknowledged the foregoing instrument to be their free act and deed.

Before me,

[Signature of Notary]
Notary Public/Attorney-at-Law
Print Name: John Michael O'Brien
My Commission Expires: 3 Oct 2020

JOHN MICHAEL O'BRIEN
NOTARY PUBLIC
State of Maine
My Commission Expires
October 3, 2020

WITNESS:

[Handwritten Signature]

Andrea M. Morin

Andrea M. Morin

STATE OF MAINE
CUMBERLAND, SS.

December 21, 2015

Then personally appeared the above-named Andrea M. Morin and acknowledged the foregoing instrument to be her free act and deed.

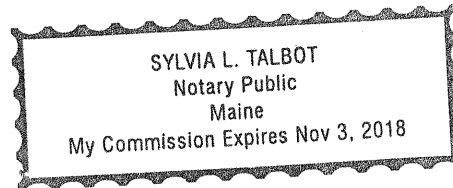
Before me,

Sylvia Talbot

Notary Public/Attorney-at-Law

Print Name: Sylvia Talbot

My Commission Expires: _____



WARRANTY DEED
(Brookfield Road Extension)

KNOW ALL PERSONS BY THESE PRESENTS, that I, Fred W. Chase, of Falmouth, Maine (“Grantor”), for consideration paid, hereby grant to the Town of Falmouth, a municipality existing under the laws of the State of Maine, whose mailing address is 271 Falmouth Road, Falmouth, Maine 04105, its successors and assigns forever, with WARRANTY COVENANTS, the land situated in the Town of Falmouth, County of Cumberland and State of Maine, described as follows: A certain lot or parcel of land situated southerly of the present southerly terminus of Brookfield Road in the Town of Falmouth, County of Cumberland and State of Maine bounded and described as follows: Beginning at a point on the easterly sideline of Brookfield Road at the southerly end of Brookfield Road, as shown on “Subdivision Plat Plan Brookside Field Extension Brookfield Road, Falmouth, Maine” dated April 6, 2011 by Mitchell and Associates revised through November 1, 2011 recorded in the Cumberland County Registry of Deeds in Plan Book 211 Page 330, as amended by the amended subdivision plan dated October 19, 2015 by Mitchell and Associates revised through November 13, 2015 recorded in said Registry of Deeds in Plan Book _____ Page _____ (collectively, the “Subdivision Plan”); thence, from said point of beginning the following courses and distances describing the extension of Brookfield Road as shown on the Subdivision Plan: S 22°39’32” E a distance of 246.00 feet to a point of curvature; thence, along a curve to the right having a radius of 325.00 feet an arc length of 36.70 feet to a point of reverse curve; thence, along a curve to the left having a radius of 15.00 feet an arc length of 21.97 feet; thence, N 79°53’00” E a distance of 37.00 feet; thence, S 10°07’00” E a distance of 50.00 feet; thence, S 79°53’00” W a distance of 42.65 feet to a point of curvature; thence, along a curve to the left having a radius of 15.00 feet an arc length of 21.61 feet to a point of reverse curve; thence, along a curve to the right having a radius of 325.00 feet an arc length of 25.51 feet to a point of compound curve; thence, along a curve to the right having a radius of 175.00 feet an arc length of 180.59 feet to a point of reverse curve; thence, along a curve to the left having a radius of 20.00 feet an arc length of 21.34 feet to a point of reverse curve; thence, along a curve to the right having a radius of 75.00 feet an arc length of 397.21 feet to a point of reverse curve; thence, along a curve to the left having a radius of 20.00 feet an arc length of 21.93 feet to a point of compound curve; thence, along a curve to the left having a radius of 125.00 feet an arc length of 124.60 feet to a point of compound curve; thence, along a curve to the left having a radius of 275.00 feet an arc length of 117.50 feet; thence, N 22°39’32” W a distance of 276.00 feet to the southwesterly corner of the southerly end of Brookfield Road as currently accepted; thence, N 51°58’56” E along the southerly end of said Brookfield Road 50.00 feet to the point of beginning. Basis of bearings: Magnetic 1954. Reference is hereby made to the Subdivision Plan.

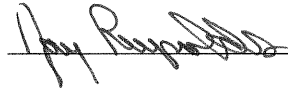
As set forth in the Brookside Field Extension Declaration of Covenants, Restrictions and Easements, dated November 8, 2011 and recorded in the Cumberland County Registry of Deeds in Book 29113, Page 37, as amended by the Supplemental Declaration Brookside Field Extension dated _____ and recorded in said Registry of Deeds in Book _____, Page _____ (collectively, the “Declaration”), the road conveyed herein may, upon a 75% vote of the Lot Owners (as such term is defined in the Declaration) be offered to the Town for acceptance as a public street. Therefore, the undersigned Lot Owners represent and covenant that they constitute 75% or more of the Lot Owners in the Brookside Field Extension subdivision, and hereby vote to authorize and approve this Warranty Deed to the Town:

Lot Owner	Lot	Book	Page (of deed to Lot Owner)
Roland A. Morin and Mary A. Morin	1	29578	158
Whitney E. Bradford and Allen E. Bradford	2	29578	157
Andrea M. Morin	3	29972	30
Fred W. Chase	4	2910	593

Grantor hereby dedicates such road to the Town of Falmouth, without claim for damages, as a public street.

IN WITNESS WHEREOF, I, the said Fred W. Chase, as Declarant and as owner of Lot 4, have hereunto set my hand and seal, this 1st day of February, 2016.

WITNESS:

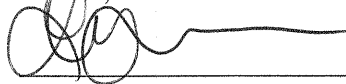



Fred W. Chase

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

February 1, 2016

Then personally appeared the above-named Fred W. Chase, and acknowledged the foregoing instrument to be his free act and deed, before me,



Attorney at Law/~~Notary Public~~
Printed Name: Lisa R. Magnacca, Esq.
My Commission Expires: _____

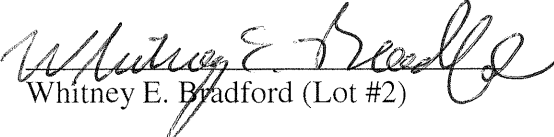
Seen and agreed:

Roland A Morin
Roland A. Morin (Lot #1)


2-1, 2016

Mary A Morin
Mary A. Morin (Lot #1)

Seen and agreed:


Whitney E. Bradford (Lot #2)

21, 2016


Allen E. Bradford (Lot #2)

Seen and agreed:

Andrea M. Morin
Andrea M. Morin (Lot #3)

Feb 1st, 2016

QUITCLAIM DEED
(With Covenant)

KNOW ALL PERSONS BY THESE PRESENTS, that I, Fred W. Chase, of Falmouth, Maine, in consideration of One Dollar and other valuable consideration paid by the Town of Falmouth, a municipality existing under the laws of the State of Maine, whose mailing address is 271 Falmouth Road, Falmouth, Maine 04105 (“Grantor”), the receipt whereof is hereby acknowledged, do hereby REMISE, RELEASE, BARGAIN, SELL AND CONVEY and forever QUITCLAIM unto the said Town of Falmouth, its successors and assigns forever (the “Grantee”), the following described real estate:

Future Right of Way: A certain lot or parcel of land situated easterly of Brookfield Road in the Town of Falmouth, County of Cumberland and State of Maine bounded and described as follows: Beginning at a point on the southerly line of land now or formerly of Darlene and Fred Jensen at the westerly corner of the northeasterly terminus of the turnaround on Brookfield Road as shown on “Subdivision Plat Plan Brookside Field Extension Brookfield Road, Falmouth, Maine” dated April 6, 2011 by Mitchell and Associates revised through November 1, 2011 recorded in the Cumberland County Registry of Deeds in Plan Book 211, Page 330 as amended by the amended subdivision plan dated October 19, 2015 by Mitchell and Associates revised through November 13, 2015 recorded in said Registry of Deeds in Plan Book _____, Page _____ (collectively, the “Subdivision Plan”); thence, N 69°09’15” E along land of said Jensen 215.95 feet to land now or formerly of the heirs of Leonard E. Pride; thence, S 20°24’00” E along land of said Pride 50.00 feet; thence, S 69°09’15” W a distance of 220.79 feet; thence, S 79°53’00” W a distance of 4.70 feet to the easterly corner of the northeasterly terminus of said turnaround; thence, N 10°07’00” W along the northeasterly terminus of said turnaround 50.00 feet to the point of beginning. The above described parcel of land being shown as “Proposed Future Right-of-Way to N/F Pride Property” on the Subdivision Plan. Basis of bearings: Magnetic 1954. Reference is hereby made to the Brookside Field Extension Declaration of Covenants, Restrictions and Easements, dated November 8, 2011 and recorded in the Cumberland County Registry of Deeds in Book 29113, Page 37, as amended by the Supplemental Declaration Brookside Field Extension dated _____ and recorded in said Registry of Deeds in Book _____, Page _____ and the Subdivision Plan, and this conveyance is made subject to the terms and notes therein and thereon.

TO HAVE AND TO HOLD, the same, together with all the privileges and appurtenances thereunto belonging, to the said Town of Falmouth, its successors and assigns forever, to use and behoof forever.

AND I COVENANT with the said Grantee, its successors and assigns forever, that I will **WARRANT AND FOREVER DEFEND** the premises to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under me.

IN WITNESS WHEREOF, the said Fred W. Chase has hereunto set his hand and seal this 1st
day of February, 2016.

WITNESS:

[Signature]

[Signature]
Fred W. Chase

STATE OF MAINE
County of Cumberland, ss.

February 1, 2016

Then personally appeared the above-named Fred W. Chase and acknowledged the foregoing instrument to be his free act and deed.

Before me,
[Signature]
Notary ~~Public~~/Attorney-at-Law
Print Name: Lisa R. Magnacca, Esq.
My Commission Expires: _____