

QUITCLAIM DEED WITH COVENANT
Short Form Deeds Act
33 M.R.S.A. Section 761 et seq.

KNOW ALL BY THESE PRESENT THAT **CHARLES P. HARRIMAN**, in his capacity as **TRUSTEE of THE CHARLES P. HARRIMAN TRUST – 1992**, which trust is dated July 28, 1992, with an address of 98 Field Road, Falmouth, Maine 04105, for consideration paid, grants to the **TOWN OF FALMOUTH**, a Maine municipal corporation with a mailing address of 271 Falmouth Rd., Falmouth, ME 04105, its successors and assigns, with **QUITCLAIM COVENANTS**, as joint tenants, the land, together with any improvements thereon, located in the Town of Falmouth, County of Cumberland and State of Maine, and being more particularly described in **Exhibit A** attached hereto and made a part hereof.

IN WITNESS WHEREOF, Charles P. Harriman, in his capacity as Trustee of The Charles P. Harriman Trust – 1992, has caused this instrument to be executed under seal this ____ day of _____, 2016.

WITNESS:

The Charles P. Harriman Trust – 1992

Charles P. Harriman, Trustee

STATE OF MAINE
COUNTY OF CUMBERLAND, SS.

_____, 2016

Then personally appeared the above-named Charles P. Harriman, Trustee of The Charles P. Harriman Trust- 1992, and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of The Charles P. Harriman Trust - 1992.

Notary Public/Attorney at Law

Print Name

EXHIBIT A

A certain lot or parcel of land situated on the northwesterly side of, but not adjacent to, Field Road in the Town of Falmouth, County of Cumberland, State of Maine, said parcel being more particularly bounded and described as follows:

Beginning at an iron found at the northwesterly corner of parcel 1 of land now or formerly of Juan F. Conde and Katrina H. Conde as described in a deed recorded at the Cumberland County Registry of Deeds in Book 24257 Page 324;

Thence S 11°-41'-22" W, by and along land of Conde, a distance of 232.86 feet to a 5/8-inch rebar set;

Thence N 78°-18'-38" W, by and along a proposed road and by and along Lot 4 as shown on a plan of land titled "Subdivision Plan of Harriman Property" dated January 4, 2016 by St. Clair Associates, a total distance of 226.64 feet to a capped 5/8-inch rebar set;

Thence S 40°-22'-19" W, by and along Lot 4, a distance of 212.69 feet to a capped 5/8-inch rebar set;

Thence S 16°-44'-23" W, by and along Lot 3 as shown on said plan, a distance of 274.18 feet to a capped 5/8-inch rebar set;

Thence N 73°-12'-48" W, by and along Remaining Land of Charlie Harriman as shown on said plan, a distance of 30.22 feet to a capped 5/8-inch rebar set;

Thence N 16°-46'-07" E, by and along land now or formerly of Town of Falmouth, a distance of 254.88 feet to a capped 5/8-inch rebar set;

Thence N 48°-45'-03" W, by and along land of Town of Falmouth, a distance of 269.02 feet to a point;

Thence N 41°-58'-24" E, by and along land now or formerly of Christopher D. Hepburn and Michelle D. Hepburn as described in a deed recorded in Book 28546 Page 23, a distance of 102.19 feet to an iron;

Thence N 45°-32'-01" E, by and along land or formerly of Wayne D. Piers as described in a deed recorded in Book 28546 Page 23, a distance of 273.22 feet to a point;

Thence N 42°-06'-18" E, by and along land now or formerly of Gregory Green as described in a deed recorded in Book 19045 Page 140, a distance of 228.57 feet to an iron found;

Thence S 87°-27'-55" E, by and along land now or formerly of Robert F. Montgomery as described in a deed recorded in Book 12649 Page 266, a distance of 128.22 feet to an iron found;

Thence S 2°-32'-05" W, by and along Parcel 2 of land of Conde, a distance of 250.08 feet to an iron found;

Thence S 87°-27'-55" E, by and along Parcel 2 of land of Conde, a distance of 110.00 feet to the point of beginning.

Meaning and intending to describe a certain parcel of land containing 209,072 square feet, more or less being depicted as "Open Space" as shown on a plan of land titled "Subdivision Plan of Harriman Property" with revision date of July 19, 2016 by St. Clair Associates, to be recorded at the Cumberland County Registry of Deeds. Graphically represented in (green) on Schedule B attached for reference.

The above described parcel being subject to the rights of the grantor, heirs and assigns to install, maintain, repair, regrade and replace proposed improvements for stormwater located on the above described premises. Said Stormwater Improvements are appurtenant to the proposed road and lots shown on the above referenced plan. Graphically represented in (green with a dashed outline) on Schedule B attached for reference.