

WARRANTY DEED
(Garden Way Street Acceptance)

KNOW ALL PERSONS BY THESE PRESENTS that **FL VENTURES, LLC**, A Maine Limited Liability Company with a principal place of business in Portland, Cumberland County, State of Maine, for consideration paid, grants to the **TOWN OF FALMOUTH**, a body politic and corporate in the County of Cumberland, State of Maine, with Warranty Covenants, the land, situated in Falmouth, Cumberland County, and State of Maine, bounded and described as follows:

SEE APPENDIX A ATTACHED HERETO

This conveyance is made without claim for damages, the Falmouth Town Council having voted a duly held meeting on May 14, 2018 to accept Garden Way and establish the same as a public way.

IN WITNESS WHEREOF, Scott Lalumiere and Justin M. Fletcher, Members of FL Ventures, LLC, have caused this instrument to be executed on this ____ day of _____, 2018.

FL VENTURES, LLC

By: _____
Scott Lalumiere
Its Authorized: Member

By: _____
Justin M. Fletcher
Its Authorized: Member

STATE OF MAINE
Cumberland, ss.

_____, 2018

Then personally appeared before me the above-named Scott Lalumiere, Member of said Grantor Limited Liability Company as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Limited Liability Company.

Notary/Attorney at Law
Printed name:
My commission expires:

STATE OF MAINE

Cumberland, ss.

_____, 2018

Then personally appeared before me the above-named Justin M. Fletcher, Member of said Grantor Limited Liability Company as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Limited Liability Company.

Notary/Attorney at Law

Printed Name:

My commission expires:

APPENDIX A TO WARRANTY DEED

“GARDEN WAY” RIGHT OF WAY

BEGINNING at a point on the southwesterly side of Ledgewood Drive at the easterly corner of Lot 1 as shown on a plan entitled “The Ledges’ Residential Subdivision” dated February 2007 and revised through October 21, 2013 by SYT Design Consultants and recorded in plan book 213, page 405 and 406 of the Cumberland County Registry of Deeds (the “Plan”);

THENCE S 57°03'12” E along Ledgewood Drive a distance of 70.00 feet to a point;

THENCE along a non-tangent curve to the left of radius 10.00 feet an arc length of 15.73 feet to a point;

THENCE S 32°48'28” W a distance of 28.47 feet to a point;

THENCE along a curve to the left of radius 225.00 feet an arc length of 38.15 feet to a point;

THENCE S 23°05'39” W a distance of 150.98 feet to a point;

THENCE along a curve to the right of radius 275.00 feet an arc length of 197.35 feet to a point;

THENCE S 64°12'40” W a distance of 59.79 feet to a point;

THENCE along a curve to the left of radius 10.00 feet an arc length of 11.46 feet to a point;

THENCE along a reverse curve to the right of radius 75.00 feet an arc length of 407.58 feet to a point;

THENCE along a reverse curve to the left of radius 10.00 feet an arc length of 11.46 feet to a point;

THENCE N 64°12'40” E a distance of 59.79 feet to a point;

THENCE along a curve to the left of radius 225.00 feet an arc length of 161.46 feet to a point;

THENCE N 23°05'39” E a distance of 150.97 feet to a point;

THENCE along a curve to the right of radius 275.00 feet an arc length of 46.62 feet to a point;

THENCE N 32°48'28” E a distance of 28.64 feet to a point;

THENCE along a curve to the left of radius 10.00 feet an arc length of 15.68 feet to the Point of Beginning.

This conveyance is subject to and with the benefit of, matters depicted on said Plan and notes as set forth on said Plan and is subject to the terms of a certain Declaration of Covenants,

Restrictions and Easements, The Ledges Residential Subdivision dated May 19, 2008 and recorded in said Registry of Deeds in Book 26108, Page 106, as amended by a First Amendment recorded in Book 29660, Page 142.

For Grantor's source of title, reference is made to a deed to the Grantor from Paul R. Lalumiere, Jr. dated June 8, 2007 recorded in said Registry of Deeds in Book 29660, Page 142. The premises conveyed herein is depicted as Garden Way on the Plan.

Subject to the easement dated _____, 2018 and recorded in said Registry of Deeds in Book _____, Page _____, from the Grantor to Elm Landing Homeowners Association, pertaining to maintenance of a subdivision sign, as described therein.

OPEN SPACE "D" (CUL DE SAC)

Also conveying to the Grantee the land shown as "Open Space "D" on the Plan, being the center of the cul de sac.

Subject to the easement from the Grantor to Elm Landing Homeowners Association dated _____, 2018 and recorded in said Registry of Deeds in Book _____, Page _____, for the maintenance of landscaping, as described therein.

DRAINAGE EASEMENT A

Together with certain perpetual, non-exclusive drainage rights and easements under, over and across the two areas labeled "Drainage Easement A" on the Plan (collectively, the "Drainage Easement Areas"), which rights and easements are appurtenant to Garden Way, for purposes of collecting, discharging and draining surface and stormwater from said road into and onto the Drainage Easement Areas, and for purposes of entering upon the Drainage Easement Areas with persons and equipment for purposes relating thereto.