

WARRANTY DEED

JCAP PROPERTIES, INC., a Maine corporation with an address of 44 Farm Gate Road, Falmouth, Maine 04105, for consideration paid, grants to the TOWN OF FALMOUTH, a Maine municipal corporation with a mailing address of 271 Falmouth Road, Falmouth, Maine, 04105, with Warranty Covenants, the following described parcel of land, being a portion of Farm Gate Road, located in the Town of Falmouth, County of Cumberland, and State of Maine and described as follows:

Commencing at a $\frac{3}{4}$ -inch Iron Pipe located on the southerly side of Lunt Road, in the Town of Falmouth, Cumberland County, Maine at the northwesterly corner of land now or formerly Edwin L. & Jennifer P. Low and as shown on a plan entitled "6-Lot Subdivision, 28 Lunt Road, Falmouth, Maine Final Subdivision Plan", prepared by SYTDesign Consultants, dated September 2005 and recorded in the Cumberland County Registry of Deeds in Plan Book 207, Page 161, as amended by a plan recorded in Plan Book 207, Page 577, and as further amended by a plan revised as of March 5, 2012 and recorded in Plan Book 212, Page 110;

1. THENCE South $39^{\circ} 47' 18''$ West, 322.82 feet along the land of said Low and Lot No. 5 of the aforementioned plan;
2. THENCE along a tangential curve to the right, having a radius of 275.00 feet with an arc length of 64.04 feet along said Lot No. 5 to the corner of Lot No. 6;
3. THENCE South $53^{\circ} 07' 51''$ West, 100.00 feet along Lot No 6;
4. THENCE along a tangential curve to the left, having a radius of 125.00 feet and an arc length of 186.11 feet along said Lot No. 6 to the land of Tidewater, LLC;
5. THENCE South $53^{\circ} 09' 38''$ West, 50.12 feet along said land of Tidewater, LLC;
6. THENCE along a non-tangential curve to the right, having a radius of 175.00 feet and an arc length of 264.63 feet (having a long chord bearing of North $09^{\circ} 48' 38''$ East with a chord length of 240.13 feet) along Lot No. 4, Open Space, and Lot No. 3;
7. THENCE North $53^{\circ} 07' 51''$ East, 100.00 feet along Lot No 3;
8. THENCE along a tangential curve to the left, having a radius of 225.00 feet and an arc length of 52.40 feet along Lot No. 3, and Open Space;
9. THENCE North $39^{\circ} 47' 18''$ East, 305.67 feet along Open Space, and Lots No. 2 and 1;
10. THENCE Northerly along a curve to the left with a radius of 10.00 feet and an arc length of 16.89 feet along Lot 1 to the southerly sideline of Lunt Road;

11. THENCE South 56° 56' 32" East, 60.60 feet along the southerly sideline of Lunt Road to the POINT OF BEGINNING.

The bearings are referenced to Magnetic North 2003 as shown on the aforementioned plan.

Being a portion of the premises conveyed to JCAP Properties, Inc. by John R. Caprio and Karen D. Caprio by deed dated October 26, 2007 and recorded in the Cumberland County Registry of Deeds in Book 25572, Page 25.

Subject to an easement granted to Tidewater, LLC by Dianne S. Catalano dated February 16, 2006 and recorded in the Cumberland County Registry of Deeds in Book 23776, Page 325; an easement granted to Central Maine Power Company and Verizon New England, Inc. by John R. Caprio and Karen D. Caprio dated August 15, 2007 and recorded in Book 25775, Page 147; an easement granted to Portland Water District by John R. Caprio and Karen D. Caprio dated December 5, 2008 and recorded in Book 26494, Page 107, and to all other easements and matters of record.

In Witness Whereof, JCAP Properties, Inc. has caused this deed to be executed this _____ day of _____, 2013.

WITNESS

JCAP Properties, Inc.
By: _____
John R. Caprio
Its President

State of Maine _____, 2013
County of Cumberland

Personally appeared before me the above named John R. Caprio, President of JCAP Properties, Inc. and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of JCAP Properties, Inc.

Notary Public/Attorney at Law

Print Name _____

My Commission Expires _____