Inspections Division
Date: 08/01/16

MAINE REAL ESTATE TAX PAID

WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL BY THESE PRESENTS, that I, LLOYD B. WOLF, of South Portland, Maine (hereinafter referred to as "Grantor"), for valuable consideration, grant to RIVERTRAILS, INC., with a mailing address of P.O. Box 1382, Portland, Maine 04104 (hereinafter referred to as "Grantee"), with warranty covenants, the land, and any improvements thereon, situated in Portland, Cumberland County, Maine, described as follows:

See Attached Exhibit A

WITNESS my hand and seal this 6th day of June, 2006.

Witness

Lloyd B. Wolf

STATE OF MAINE
CUMBERLAND, ss.

June 6, 2006

Then personally appeared before me the above-named LLOYD B. WOLF and acknowledged the foregoing instrument to be his free act and deed.

~~Notary Public~~/Attorney at Law
Printed Name: Terry N. Snow

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Exhibit A

PARCEL A

A certain lot or parcel of land located on the southwesterly side of Hope Avenue in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point on the southwesterly sideline of Hope Avenue and the northerly corner of Lot 30 as depicted on a plan of Presumpscot River Place III recorded in the Cumberland County Registry of Deeds in Plan Book 202, Page 650. Thence:

1) S 31°28'15" W by said Lot 30 a distance of One Hundred Thirteen and 81/100 (113.81) feet to a point and the easterly corner of land now or formerly of James G. Somma and Constance Somma as described in a deed recorded in said Registry in Book 6230, Page 51.

2) N 57°48'44" W by said land of Somma, other land now or formerly of said Somma, land now or formerly of Stephen M. Colucci and Janet L. Colucci, and land now or formerly of James Elowitch as described in deeds recorded in said Registry in Book 4299, Page 46; Book 9460, Page 133; and Book 9388, Page 282 respectively, a distance of Four Hundred Forty-Two and 61/100 (442.61) feet to a point and the northerly corner of said land of Elowitch

3) S 32°01'40" W by said land of Elowitch a distance of Sixty-Three and 50/100 (63.50) feet to a point and the easterly corner of land now or formerly of Gloria J. LaBrecque and Mary T. Beyer as described in a deed recorded in said Registry in Book 16128, Page 262.

4) N 58°27'09" W by said land of LaBrecque & Beyer a distance of Ninety-Seven and 85/100 (97.85) feet to a point on the southeasterly sideline of said Hope Avenue.

5) N 32°01'10" E by said Hope Avenue a distance of Fifteen and 04/100 (15.04) feet to a point of curvature.

6) Northeasterly and easterly by said Hope Avenue following a curve to the right having a radius of One Hundred Seventy-Five and 00/100 (175.00) feet an arc length of Two Hundred Forty-Two and 65/ 100 (242.65) feet to a point.

7) S 30°40'13" W by said Hope Avenue a distance of Thirty-Four and 36/100 (34.36) feet to a point.

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8) S 59° 19'47" E by said Hope Avenue a distance of Fifty and 00/100 (50.00) feet to a point.

9) N 30°40'13" E by said Hope Avenue a distance of Thirty-Five and 61/100 (35.61) feet to a point.

10) S 55°52'57" E by said Hope Avenue a distance of Three Hundred Forty-Six and 71/100 (346.71) feet to the point of beginning.

Bearings are based on true north.

The above described parcel contains 1.46 acres.

Meaning and intending to convey Parcel Two as described in a deed from Robert L. Adam to Lloyd B. Wolf, dated April 5, 2006, and recorded in the Cumberland County Registry of Deeds in Book 23889, Page 327.

Reference is herein made to Private & Special Laws of Maine, Second Regular Session of the 120th Legislature, Chapter 62, S.P. 499-L.D. 1586, An Act to Separate Territory from the Town of Falmouth and Annex it to the City of Portland, approved April 2, 2002.

The above described parcel is conveyed subject to any and all easements and restrictions of record and includes all rights, easements, privileges and appurtenances pertaining thereto.

The above described parcel is conveyed subject to a certain culvert easement, benefiting the City of Portland, located on the southeasterly side of Hope Avenue in the City of Portland, County of Cumberland, State of Maine, shown as "City of Portland Culvert Easement" on a plan entitled "Riverwalk Subdivision Plan" prepared by Titcomb Associates, Sheet 1 of 2, dated October 25, 2005, to be recorded in the Cumberland County Registry of Deeds (hereinafter referred to as the "Riverwalk Subdivision Plan"), and more particularly bounded and described as follows:

Beginning at a point on the southeasterly sideline of Hope Avenue said point lying N 40°32'44" E a distance of Seventy-Eight and 77/100 (78.77) feet from the northerly corner of land now or formerly of Gloria J. LaBrecque and Mary T. Beyer as described in a deed recorded the Cumberland County Registry of Deeds in Book 16128, Page 262. Thence:

1) Easterly following a non-tangent curve to the right having a radius of One Hundred Seventy-Five and 00/100 (175.00) feet an arc length of Thirty-One and 05/100 (31.05) feet to a point, said point lying N 58°09'09' E a distance of Thirty-One and 01/100 (31.01) feet from the last described point of beginning.

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2) S 17°11'02" E a distance of Thirty-Five and 83/100 (35.83) feet to a point.

3) S 72°37'44' W a distance of Thirty and 00/100 (30.00) feet to a point.

4) N 17°11'02' W a distance of Twenty-Eight and 07/100 (28.07) feet to the point of beginning.

Bearings are based on true north.

The above described culvert easement contains 973 square feet. The above described culvert easement includes the right to construct, repair and perpetually maintain through, under, across and upon said easement parcel, culverts, pipes, ditches or the like, for conveying drainage water, and to lay, relay, repair, alter, enlarge, maintain and remove said drainage systems upon, across or under said easement parcel, with all necessary fixtures and appurtenances, to trim, cut down and remove bushes and trees growing on said easement parcel, to remove grass, vegetation and crops growing on said easement parcel and to excavate or fill said easement parcel, all to such extent as in the judgment of the City of Portland is necessary for any of the above purposes, and to enter upon said easement parcel at any and all times for any of the foregoing purposes.

The above described parcel is conveyed subject to a certain culvert/drainage easement, benefiting the City of Portland, located on the southwesterly side of Hope Avenue in the City of Portland, County of Cumberland, State of Maine, shown as "City of Portland Culvert Easement" on the above-referenced Riverwalk Subdivision Plan, and more particularly bounded and described as follows:

Beginning at a point on the southwesterly sideline of Hope Avenue, said point lying N 55°52'57" W by said Hope Avenue a distance of Two Hundred Sixteen and 48/100 (216.48) feet from the northerly corner of Lot 30 as depicted on a plan of Presumpscot River Place III recorded in the Cumberland County Registry of Deeds in Plan Book 202, Page 650. Thence:

1) S 06°46'58" E a distance of Forty-Seven and 80/100 (47.80) feet to a point.

2) S 83°13'02" W a distance of Thirty and 00/100 (30.00) feet to a point.

3) N 06°46'58" W a distance of Seventy-Three and 79/100 (73.79) feet to said Hope Avenue.

4) S 55°52'57" E by said Hope Avenue a distance of Thirty-Nine and 69/100 (39.69) feet to the point of beginning.

Bearings are based on true north.

The above described culvert easement contains 1,824 square feet. The above described culvert easement includes the right to construct, repair and perpetually maintain

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through, under, across and upon said easement parcel, culverts, pipes, ditches or the like, for conveying drainage water, and to lay, relay, repair, alter, enlarge, maintain and remove said drainage systems upon, across or under said easement parcel, with all necessary fixtures and appurtenances, to trim, cut down and remove bushes and trees growing on said easement parcel, to remove grass, vegetation and crops growing on said easement parcel and to excavate or fill said easement parcel, all to such extent as in the judgment of the City of Portland is necessary for any of the above purposes, and to enter upon said easement parcel at any and all times for any of the foregoing purposes.

The above described parcel is conveyed subject to a certain drainage easement, benefiting the City of Portland, adjoining the above referenced culvert/drainage easement, shown as "City of Portland Drainage Easement" on the above-referenced Riverwalk Subdivision Plan, being thirty and 00/100 (30.00) feet in width, beginning near the southwesterly corner of the above described culvert/drainage easement and continuing southwesterly across the above described Lot 17. The center of said drainage easement follows the center of the naturally occurring drainage course, which course may vary from time to time. The easement includes the right to construct, repair and perpetually maintain through, under, across and upon said easement parcel, culverts, pipes, ditches or the like, for conveying drainage water, and to lay, relay, repair, alter, enlarge, maintain and remove said drainage systems upon, across or under said easement parcel, with all necessary fixtures and appurtenances, to trim, cut down and remove bushes and trees growing on said easement parcel, to remove grass, vegetation and crops growing on said easement parcel and to excavate or fill said easement parcel, all to such extent as in the judgment of the City of Portland is necessary for any of the above purposes, and to enter upon said easement parcel at any and all times for any of the foregoing purposes.

PARCEL B

A certain lot or parcel of land located on the northeasterly side of Hope Avenue in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point on the northeasterly sideline of Hope Avenue and the westerly corner of Lot 1 as depicted on a plan of Presumpscot River Place III recorded in the Cumberland County Registry of Deeds in Plan Book 202, Page 650. Thence:

1) N 55°52'57" W by said Hope Avenue a distance of Two Hundred Sixty-Five and 28/100 (265.28) feet to a point.

2) N 31°28'15" E a distance of Ninety-Nine and 50/100 (99.50) feet to a point.

3) N 58°31'45" W a distance of Twenty and 00/100 (20.00) feet to a point.

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4) N 39°42'09" E a distance of One Hundred Seventeen and 91/100 (117.91) feet to a point.

5) N 75°51'37" E a distance of One Hundred Sixty-Four and 63/100 (164.63) feet to a point.

6) S 58°31'45" E a distance of One Hundred Fifty-Two and 96/100 (152.96) feet to a point and the northwesterly side of said Lot 1.

7) S 31°28'15' W by said Lot 1 a distance of Three Hundred Forty-Six and 08/100 (346.08) feet to the point of beginning.

Bearings are based on true north.

The above described parcel contains 1.95 acres.

Meaning and intending to convey Parcel Three as described in a deed from Robert L. Adam to Lloyd B. Wolf, dated April 5, 2006, and recorded in the Cumberland County Registry of Deeds in Book 23889, Page 327.

Reference is herein made to Private & Special Laws of Maine, Second Regular Session of the 120th Legislature, Chapter 62, S.P. 499-L.D. 1586, An Act to Separate Territory from the Town of Falmouth and Annex it to the City of Portland, approved April 2, 2002.

The above described parcel is conveyed subject to any and all easements and restrictions of record and includes all rights, easements, privileges and appurtenances pertaining thereto.

The above described parcel is conveyed subject to a portion of a certain culvert easement located on the northeasterly side of Hope Avenue in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point on the northeasterly sideline of Hope Avenue, said point lying N 55°52'57" W by said Hope Avenue a distance of Two Hundred Sixty-Five and 28/100 (265.28) feet from the westerly corner of Lot 1 as depicted on a plan of Presumpscot River Place III recorded in the Cumberland County Registry of Deeds in Plan Book 202, Page 650. Thence:

1) N 31°28'15" E a distance of Seventeen and 51/100 (17.51) feet to a point.

2) S 06°46'58" E a distance of Twenty-Three and 15/100 (23.15) feet to a point on the northeasterly side of said Hope Avenue.

3) N 55°52'57" W by said Hope Avenue a distance of Fourteen and 35/100 (14.35) feet to the point of beginning.

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The above described portion of the culvert easement contains 126 square feet.

Received
Recorded Register of Deeds
Jun 19,2006 12:20:50P
Cumberland County
John B OBrien