

QUITCLAIM DEED WITH COVENANT
MAINE STATUTORY SHORT FORM
DLN: 1002040112489

KNOW ALL PERSONS BY THESE PRESENTS, that, **DeWolfe Realty & Development, LLC**, a Maine LLC with a mailing address of P.O. Box 768, Gray, ME 04039, for consideration paid, grants to **Frank G. DeWolfe, Jr. and Serina M. DeWolfe**, of P.O. Box 768, Gray, ME 04039, as joint tenants, with **QUITCLAIM COVENANT**, the following described real property:

See attached Exhibit A

Title not searched by deed preparer, scrivener only.

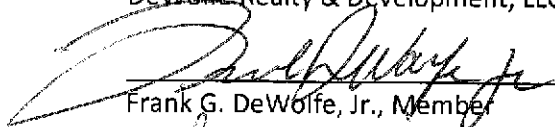
This conveyance is subject to all restrictions, easements and covenants of record.

For title of Grantor, reference is made to a deed from Frank G. DeWolfe, Jr. and Serina M. DeWolfe dated October 25, 2019 and recorded in the Cumberland County Registry of Deeds in Book 36114, Page 179.

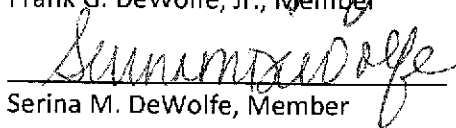
Witness our hands and seals this 23 day of September, 2020.

Signed, sealed and delivered in the presence of:

DeWolfe Realty & Development, LLC



Frank G. DeWolfe, Jr., Member



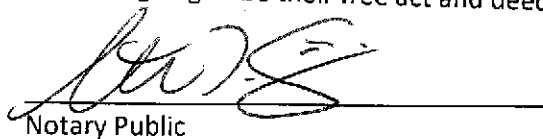
Serina M. DeWolfe, Member

State of Maine
County of Cumberland, ss

Date: September 23, 2020

Personally appeared the above-named Frank G. DeWolfe, Jr. and Serina M. Dewolfe, Members of DeWolfe Realty & Development, LLC, and acknowledged the foregoing to be their free act and deed.

Before me,


Notary Public

Print name: _____
My commission expires: _____

MATTHEW T. SIMONINI
Notary Public, Maine
My Commission Expires February 28, 2027

EXHIBIT A

A certain lot or parcel of land located on the westerly side of Long Hill Road and on the northwesterly side of Perennial Drive in the Town of North Yarmouth, County of Cumberland, State of Maine, shown as Lot 4 on the subdivision plan of Perennial Crossing prepared for DeWolfe Development, LLC by SYTDesign Consultants recorded in Plan Book 205, Page 793 on December 20, 2005, and as amended by plan dated February 15, 2007 recorded in Plan Book 207, Page 98, in the Cumberland County Registry of Deeds and being more particularly bounded and described as follows:

BEGINNING at a point on the westerly right-of-way of Long Hill Road, said point being the southeasterly corner of land now or formerly of Angela B. and David P. Wallingford as further described in a deed recorded in Book 21850, Page 144 on October 1, 2004 in the Cumberland County Registry of Deeds;

THENCE S 34° 03' 48" E along the westerly right-of-way line of Long Hill Road 161.55 feet to a point on the south westerly side of Long Hill Road and the northwesterly right-of-way line of Perennial Drive;

THENCE on a curve to the right along the northwesterly right-of-way of said Perennial Drive an arc length of 15.71 feet to a point, said curve has a radius of 10.0';

THENCE S 55° 57' 06" W along the northwesterly right-of-way line of said Perennial Drive 32.37 feet to a point;

THENCE on a curve to the left along the northwesterly right-of-way of said Perennial Drive an arc length of 127.67 to a point, said curve has a radius of 275.00';

THENCE S 29° 21' 09" W along the northwesterly right-of-way of said Perennial Drive 23.39 feet to a point, said point being the easterly corner of Lot 5;

THENCE N 60° 52' 44" W along the northeasterly side of said Lot 5 225.33 feet to a point, said point is on the southeasterly side of land of said Wallingford, said point is also the northerly corner of Lot 5;

THENCE N 53° 57' 10" E along southeasterly side of land of said Wallingford 288.25 feet to the POINT OF BEGINNING.

The above-described parcel contains 1.00 acres more or less. The basis of bearing for the above described parcel is grid north.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.