

WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that Winslow H. Pillsbury, of the Town of Cape Elizabeth, County of Cumberland and State of Maine, for consideration paid, does hereby GRANT to June A. O'Neill, of the City of Portland, County of Cumberland and State of Maine, whose mailing address is 70 Luther Street, Peaks Island, ME 04108 with Warranty Covenants, the land more particularly described as follows:

See attached Exhibit A – Property Description

This conveyance is subject to the Town of Cape Elizabeth Planning Board restriction made in conjunction with the approval of the "Private Access Way" that the land herein conveyed cannot be further subdivided, and this restriction shall run with the land and be binding on grantee, and her heirs and assigns.

WITNESS my hand and seal this _____ day of March, 2013.

Signed, Sealed, and Delivered in the presence of:

Winslow H. Pillsbury

STATE OF MAINE
COUNTY OF

_____, 2013

Personally appeared the above-named Winslow H. Pillsbury and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public/Attorney at Law

My commission expires:

Printed Name

EXHIBIT A – PROPERTY DESCRIPTION

A certain lot or parcel of land located on the northerly side of Clinton Road, in the Town of Cape Elizabeth, County of Cumberland, State of Maine, being more particularly bounded and described as follows:

BEGINNING at a point on the northerly right-of-way line of Clinton Road, 430.00' easterly from the Easterly right-of-way line of Ocean House Road and being N 88°12'17" W 1.78' from a 1" iron pipe, said point being the southeasterly corner of land N/F of Thomas A. Wilbur and Dianne M. Broadbent as described in Deed Book 22487, Page 4, Cumberland County Registry of Deeds (CCRD), as shown on a plan entitled "Plan of a Private Accessway, 10 Clinton Road, Cape Elizabeth, Maine" by Northeast Civil Solutions, Inc.(NCS), dated January 29, 2013, on file in their office;

THENCE N 01°47'43" E along the easterly line of said Wilbur and Broadbent 100.00' to a point being N 75°13'38" W 1.96' from a 1" iron pipe;

THENCE N 88°12'17" W along the northerly line of said Wilbur and Broadbent and land N/F of Jeffrey Morris and Jennifer Morris as described in Deed Book 26062, Page 220 a total of 140.01' to a point at the southeasterly corner of land N/F of Tadum, LLC as described in Deed Book 28350, Page 292;

THENCE N 05°11'38" W along the easterly line of said Tadum, LLC, parallel with and 300' easterly of the easterly right-of-way line of Ocean House Road 32.61' to a point; THENCE on a curve to the right having a radius of 821.28' along the easterly line of said Tadum, LLC and land N/F of Richard L Morrison and Carmela Morrison as described in Deed Book 3984, Page 11 and parallel with and 300' easterly from the easterly right-of-way line of Ocean House Road 145.32' to a point, said curve having a chord of N 03°59'26" E 145.13';

THENCE N 08°12'41" E along the easterly line of said Morrison and parallel with and 300' easterly from the easterly right-of-way line of Ocean House Road 208.82' to a point on a southerly line of land N/F of Douglas J. McAllister and J. Carol McAllister as described in Deed Book 6330, Page 270;

THENCE S 86°04'59" E along the southerly line of said McAllister 8.67' to the southwesterly corner of Lot 13 as shown on a plan entitled "Plan of Land of Ralph T. Gould" by W.E. Boothby, dated May, 1956 and recorded in Plan Book 45, Page 25. Said point being N 86°04'59" W 0.91' from a 1-1/2" iron pipe;

THENCE S 06°26'17" W on an extension southerly of the westerly line of said Lot 13, 20.00' to a point, said point being N 50°44'52" W 1.10' from a 3/4" iron pipe;

THENCE S 86°04'59' E and parallel with the southerly line of said Lot 13, 67.52' to a point;

THENCE N 88°40'41" E and parallel with the southerly line of said Lot 13, 22.48' to a point, said point being S 08°24'16" W 0.93' from a 1" iron pipe;

THENCE N 07°13'27" E 20.04' to a point at the southeasterly corner of said Lot 13 and the southwesterly corner of Lot 12 on said plan. Said point being S 42°21'49" W 0.42' from a 1" iron pipe;

THENCE N 77°31'24" E along the southerly line of said Lot 12, 13.18' to the end of a stone wall;

THENCE S 86°34'00" E along a stone wall and the southerly line of said Lot 12 and Lot 11 on said plan 95.92' to a point;

THENCE S 85°23'25" E along a stone wall and the southerly line of said Lot 11 88.77' to a point;

THENCE S 88°19'36" E along a stone wall and the southerly line of said Lot 11 33.47' to a capped rebar stamped "Dalfonso PLS #1172" in the base of a large tree. Said rebar also being the southwesterly corner of Lot 10 on said plan as well as the most northwesterly corner of the remaining land of Winslow H. Pillsbury as described in Deed Book 24528, Page 187 and as shown on the NCS plan;

THENCE S 38°16'56" W along the northwesterly line of the remaining land of said Pillsbury 310.36' to a point in a pond;

THENCE S 01°47'43" W along the remaining land of said Pillsbury 230.00' to a point of the northerly right-of-way line of said Clinton Road;

THENCE N 88°12'17" W along the northerly right-of-way line of said Clinton Road 30.00' to the POINT OF BEGINNING.

The above described parcel contains 87,854 s.f. or 2.02 acres more or less. Meaning and intending to describe a portion of land as conveyed from Susan J Dilworth to Winslow H. Pillsbury dated October 30, 2006 and recorded in Deed Book 24528, Page 187 CCRD.

The basis of bearing for the above described parcel is Magnetic North, 2012. The above described parcel is shown on a "Plan of a Private Access Way" prepared for Winslow H. Pillsbury by Northeast Civil Solutions, Inc., dated January 29, 2013.

Pursuant to the Town of Cape Elizabeth Planning Board in conjunction with the approval of the "Private Access Way" the land herein described cannot be further subdivided.

The above described parcel has the benefit of an ingress/egress and utility easement over the remaining land of said Pillsbury/Lot B as shown on the NCS plan being more particularly bounded and described as follows:

STARTING at a point on the northerly right-of-way line of Clinton Road and the southeasterly corner of land N/F of Thomas A. Wilbur and Dianne M. Broadbent as recorded in Deed Book 22487, Page 41 Cumberland County Registry of Deeds (CCRD);

THENCE S 88°12'17" E along the northerly right-of-way line of Clinton Road 30.00' to the southeasterly corner of Lot A and the southwesterly corner of the remaining land of Winslow H. Pillsbury/Lot B as shown on a plan entitled "Plan of a Private Accessway, 10 Clinton Road, Cape Elizabeth, Maine" by Northeast Civil Solutions, Inc., dated January 29, 2013. Said point being the POINT OF BEGINNING;

THENCE N 01°47'43" E along the easterly line of said Lot A 188.31' to a point;

THENCE N 58°05'21" E through the remaining land of said Pillsbury 36.10' to a point;

THENCE S 31°57'05" E through the remaining land of said Pillsbury 30.00' to a point;

THENCE S 58°05'21" W through the remaining land of said Pillsbury 37.80' to a point;

THENCE on a curve to the left through the remaining land of said Pillsbury 24.31', said curve having a radius of 20.00' and a chord of S 23°15'58" W 22.84' to a point;

THENCE on a curve to the right through the remaining land of said Pillsbury 3.91', said curve having a radius of 115.00' and a chord of S 10°35'01" E 3.91' to a point;

THENCE S 09°36'36" E through the remaining land of said Pillsbury 140.13' to a point on the northerly right-of-way line of Clinton Road;

THENCE N 88°12'17" W along the northerly right-of-way line of said Clinton Road 35.44' to the POINT OF BEGINNING.

The above described easement contains 4478 s.f. more or less.

The basis of bearing for the above is Magnetic North 2012.

The above described parcel is burdened by an ingress/egress and utility easement for benefiting the remaining land/ Lot B as shown on the NCS plan being more particularly bounded and described as follows:

STARTING at a point on the northerly right-of-way line of Clinton Road and the southeasterly corner of land N/F of Thomas A. Wilbur and Dianne M. Broadbent as recorded in Deed Book 22487, Page 41 Cumberland County Registry of Deeds (CCRD);

THENCE S 88°12'17" E along the northerly right-of-way line of Clinton Road 30.00' to the southeasterly corner of Lot A and the southwesterly corner of the remaining land of Winslow H. Pillsbury as shown on a plan entitled "Plan of a Private Accessway, 10 Clinton Road, Cape Elizabeth, Maine" by Northeast Civil Solutions, Inc., dated January 29, 2013.

THENCE N 01°47'43" E along the westerly line of the remaining land of said Pillsbury 23.96' to a point, said point being the POINT OF BEGINNING;

THENCE N 01°47'43" E continuing along the westerly line of the remaining land of said Pillsbury 164.35' to a point;

THENCE on a non-tangent curve to the left through Lot A 20.71' to a point, said curve having a radius of 14.43' and a chord of N 80°47'26" W 18.98';

THENCE on a reverse curve to the left through Lot A 21.57' to a point. Said curve having a radius of 115.00' and a chord of N 45°02'41" W 21.54';

THENCE N 50°25'09" W through Lot A 32.73' to a point;

THENCE S 39°34'41" W through Lot A 30.00' to a point;

THENCE S 50°25'09" E through Lot A 32.73' to a point;

THENCE on a curve to the right through Lot A 60.54' to a point. Said curve having a radius of 85.00' and a chord of S 30°00'53" E 59.27';

THENCE S 09°36'36" E through Lot A 109.63' to the POINT OF BEGINNING.

The above described easement contains 4395 s.f. more or less.

The basis of bearing for the above is Magnetic North 2012.