

QUITCLAIM DEED WITH COVENANT
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, THAT I, **Winslow H. Pillsbury**, of Cape Elizabeth, Maine, for consideration paid, do hereby GRANT to **Winslow H. Pillsbury**, of said Cape Elizabeth, with QUITCLAIM COVENANTS, the land together with any buildings thereon in the Town of Cape Elizabeth, County of Cumberland, State of Maine, described as follows:

See 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 the Grantee, his heirs and assigns.

WITNESS my hand and seal this ____ day of _____, 20__.

Signed, Sealed and Delivered in the presence of

Witness

Winslow H. Pillsbury

STATE OF _____

COUNTY OF _____

_____, 20__

Then 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

Printed Name

Exhibit A – Property Description

A certain lot or parcel of land with the buildings thereon, 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:

STARTING 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 "Boundary Survey & Lot Split, 10 Clinton Road, Cape Elizabeth, Maine" by Northeast Civil Solutions, Inc. (NCS), dated December 7, 2012, on file in their office;

THENCE S 88°12'17" E along the northerly right-of-way line of Clinton Road 30.00' to the TRUE POINT OF BEGINNING;

THENCE N 01°47'43" E along the easterly line of Lot A 230.00' to a point in a pond;

THENCE N 38°16'56" E along the southeasterly line of said Lot A 310.36' to the Southeasterly corner of Lot 11 and the southwesterly corner of Lot 10 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;

THENCE S 86°55'15" E along a stone wall and the southerly line of said Lot 10 93.06' to a point of the westerly line of Lot 2 as shown on a plan entitled "Hunt Club Woods, Cape Elizabeth" by Robert P. Titcomb, dated April 5, 1973 and recorded in Plan Book 96, Page 16 (CCRD);

THENCE S 05°14'26" W along the westerly line of said Lot 2 and Lot 1 on said Titcomb plan 450.48' to a 1" iron pipe at the northwesterly corner of land N/F of Kimberly JS Myers and Lucas E. Myers as described in Deed Book 25130, Page 336;

THENCE N 86°21'16" W along the northerly line of said Myers 150.00' to a point;

THENCE S 00°32'35" W and parallel with the westerly face of the foundation of the house on the Myers property 32.63' to the easterly end 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 101.32' to the TRUE POINT OF BEGINNING.

The above described parcel contains 98,637 s.f. or 2.26 acres more or less.

Meaning and intending to describe a portion of land as conveyed from Susan J Dilworth to Winslow H. Pillsbury by deed 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. 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 for burdening Lot A 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.

The above described parcel is burdened by an ingress/egress and utility easement over the remaining land of said Pillsbury 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°35'0r 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.