

DLN

WARRANTY DEED

KNOW ALL BY THESE PRESENTS, that **D.P.C., LLC**, an Maine limited liability company with mailing address of P.O. Box 704, Harrison, ME 04040, for consideration paid, grants to **FORREST RV ACQUISITIONS, LLC**, a Maine limited liability company with mailing address of P.O. Box 704, Harrison, ME 04040, with **WARRANTY COVENANTS**, certain real property located in the City of Portland, County of Cumberland, and State of Maine, and more particularly described in **Exhibit A** attached hereto and made apart hereof.

Meaning and intending to convey a portion of the premises as described in a certain deed from John H. Geiser and Nancy B. Geiser dated July 13, 2004, and recorded in the Cumberland County Registry of Deeds in Book 21569, Page 255.

WITNESS our hands and seals this 5 day of August, 2024.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF

D.P.C., LLC

WITNESS By: Daniel P. Craffey
Its: Member

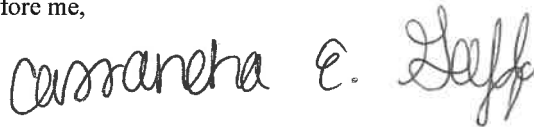


STATE OF MAINE
CUMBERLAND, ss.
2024

August 5th,

Then personally appeared the above-named Daniel P. Craffey as Member of D.P.C., LLC and acknowledged the foregoing instrument to be his free act and deed, and the free act and deed of D.P.C., LLC.

Before me,



Cassandra Gaff
Notary Public, State of Maine
My Commission Expires April 6, 2030

Notary Public
My commission expires



EXHIBIT A

A certain lot or parcel of land, situated on the southerly side of Route 302, so-called, in the Town of Naples, County of Cumberland, and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at a 5/8 inch rebar capped "Buker 2397", on the southerly side of Route 302 at the northwesterly corner of land now or formerly of MLM Realty, LLC. (Book 30357, Page 120);

Thence, from the Point of Beginning, South 14° 40' 21" West, along said land now or formerly of MLM Realty, LLC, a distance of 644.96 feet to a 5/8 inch rebar capped "Buker 2397";

Thence, South 79° 46' 22" West, along said land now or formerly of MLM Realty, LLC, a distance of 318.23 feet to a 5/8 inch rebar capped "Buker 2397" on the easterly side of the common area shown on a plan entitled, "Plan for Development for Freeland Knight", dated March 16, 1971, made for Freeland Knight and recorded in Plan Book 86, Page 26;

Thence, North 01° 03' 28" West, along said common area, land now or formerly of Kenneth Foley & Beth Foley (Book 31253, Page 206), and land now or formerly of Scott Pollack & Matthew Brooks (Book 32330, Page 87), a distance of 426.60 feet to a 5/8 inch rebar capped "Buker 2397" at the southwesterly corner of a 1.73 acre parcel of land to be conveyed by the Grantor herein;

Thence, North 88° 56' 32" East, along said 1.73 acre parcel of land to be conveyed by the Grantor herein, a distance of 202.71 feet to a 5/8 inch rebar capped "Buker 2397", to be set;

Thence, North 07° 56' 22" East, along said 1.73 acre parcel of land to be conveyed by the Grantor herein, a distance of 310.38 feet to a 5/8 inch rebar capped "Buker 2397", to be set, on the said southerly side of Route 302;

Thence, in a general easterly direction, along the said southerly side of Route 302 and a curve to the right, a distance of 245.71 feet to the Point of Beginning, said curve having a radius of 2,814.74 feet;

The above-described parcel of land contains 4.84 acres, more or less.

All bearings are referenced to Maine State Grid, West Zone, NAD 83.

All Book and Pages refer to the Cumberland County Registry of Deeds.

Meaning and intending to describe a portion, and only a portion, of a parcel of land conveyed from John H. Geiser and Nancy B. Geiser to DPC, LLC, a Maine Limited Liability Company, by a deed dated July 13, 2004, and recorded in Book 21569, Page 255 on July 20, 2004.

EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS, THAT, FORREST RV ACQUISITIONS, LLC with a mailing address of P.O. Box 704, Harrison, ME 04040, for consideration paid, **grants to D.P.C., LLC**, with a mailing address of P.O. Box 704, Harrison, ME 04040, A certain easement for access and utilities over a parcel of land, situated on the southerly side of Route 302, so-called, in the Town of Naples, County of Cumberland, and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at a 5/8 inch rebar capped "Buker 2397", to be set, on the southerly side of Route 302 at the northeasterly corner of a 1.73 acre parcel of land to be conveyed by the Grantor herein;

Thence, from the Point of Beginning, in a general easterly direction, along on the said southerly side of Route 302 and a curve to the right, a distance of 30.05 feet to a point, said curve having a radius of 2,814.74 feet;

Thence, South 07° 56' 22" West, a distance of 250.00 feet to a point;

Thence, North 82° 03' 38" West, a distance of 30.00 feet to a point on the easterly side of said 1.73 acre parcel of land to be conveyed by the Grantor herein;

Thence, North 07° 56' 22" East, along said 1.73 acre parcel of land to be conveyed by the Grantor herein, a distance of 251.75 feet to the Point of Beginning.

The above-described parcel of land contains 0.17 acres, more or less.

All bearings are referenced to Maine State Grid, West Zone, NAD 83.

All Book and Pages refer to the Cumberland County Registry of Deeds.

Meaning and intending to describe an easement for access and utilities over a portion, and only a portion, of a parcel of land conveyed from John H. Geiser and Nancy B. Geiser to DPC, LLC, a Maine Limited Liability Company, by a deed dated July 13, 2004, and recorded in Book 21569, Page 255 on July 20, 2004.

IN WITNESS WHEREOF, the abovementioned Forrest RV Acquisitions, LLC sets its hand and seal this 5 day of August, 2024

Forrest RV Acquisitions., LLC

By: Daniel P. Craffey

Its: Member

Daniel P Craffy

STATE OF MAINE August 5th, 2024
County of: York ss.

Then personally appeared the above-named Daniel P. Craffy as Member of Forrest RV Acquisitions, LLC and acknowledged the foregoing instrument to be his free act and deed in his stated capacity and the free act and deed of Forrest RV Acquisitions, LLC.

Before me,
Notary Public *Cassandra E. Gaff*
Print Name: *Cassandra E. Gaff*
My Commission Expires: _____

Cassandra Gaff
Notary Public, State of Maine
My Commission Expires April 6 2030



EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS, THAT, D.P.C., LLC with a mailing address of P.O. Box 704, Harrison, ME 04040, for consideration paid, *grants* to **FORREST RV ACQUISITIONS, LLC**, with a mailing address of P.O. Box 704, Harrison, ME 04040, a certain easement for access and utilities over a parcel of land, situated on the southerly side of Route 302, so-called, in the Town of Naples, County of Cumberland, and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at a 5/8 inch rebar capped "Buker 2397", to be set, on the southerly side of Route 302 at the northwesterly corner of a 4.84 acre parcel of land to be retained by the Grantor herein;

Thence, from the Point of Beginning, South 07° 56' 22" West, along said 4.84 acre parcel of land to be retained by the Grantor herein, a distance of 310.38 feet to a 5/8 inch rebar capped "Buker 2397", to be set;

Thence, South 88° 56' 32" West, along said 4.84 acre parcel of land to be retained by the Grantor herein, a distance of 30.37 feet to a point;

Thence, North 07° 56' 22" West, a distance of 316.56 feet to a point on the said southerly side of Route 302;

Thence, in a general easterly direction, along on the said southerly side of Route 302 and a curve to the right, a distance of 30.03 feet to the Point of Beginning, said curve having a radius of 2,814.74 feet;

The above-described parcel of land contains 0.22 acres, more or less.

All bearings are referenced to Maine State Grid, West Zone, NAD 83.

All Book and Pages refer to the Cumberland County Registry of Deeds.

Meaning and intending to describe an easement for access and utilities over a portion, and only a portion, of a parcel of land conveyed from D.P.C., LLC to Forrest RV Acquisitions, LLC and recorded of near or even date.

IN WITNESS WHEREOF, the abovementioned D.P.C., LLC sets its hand and seal this 5 day of August, 2024

D.P.C., LLC

By: Daniel P. Craffey

Its: Member



STATE OF MAINE

August 5th, 2024

County of: York ss.

Then personally appeared the above-named Daniel P. Craffey as Member of D.P.C., LLC and acknowledged the foregoing instrument to be his free act and deed in his stated capacity and the free act and deed of D.P.C., LLC.

Before me,



Notary Public

Print Name: Cassandra E. Gaff

My Commission Expires: _____

Cassandra Gaff
Notary Public, State of Maine
My Commission Expires April 6, 2030

