

WARRANTY DEED - CORPORATE

KNOW ALL MEN BY THESE PRESENTS,

THAT M.E.C., LLC a limited liability company duly organized and existing under the laws of the State of Maine, and having a mailing address at 37 Beach Road, Casco, Maine 04015,

for consideration paid,

grants to **MLM REALTY, LLC**, a limited liability company also duly organized under the laws of the State of Maine, and having a mailing address of 72 Lafayette Street, Yarmouth, Maine 04096,

with **WARRANTY COVENANTS**, certain real estate located in the Town of Naples, County of Cumberland and State of Maine, described as follows:

PARCEL ONE:

A certain lot or parcel of land together with the buildings and improvements thereon, situated Southwesterly of Route 302 in the Town of Naples, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at the intersection of the Southwesterly sideline of said Route 302 and the Northwesterly line of a thirty (30) foot strip of land conveyed by Effie M. Knight, et al., to Gilbert R. Knight by deed dated April 27, 1962 and recorded in the Cumberland County Registry of Deeds in Book 2670, Page 44;

Thence running South fifty-two degrees thirty-eight minutes forty seconds (52° 38' 40") West along said land now or formerly of Gilbert R. Knight a distance of eight hundred forty (840) feet, more or less, to the Northerly shore of Brandy Pond;

Thence running Northwesterly along the Northerly shore of said Brandy Pond a distance of four hundred fifty (450) feet, more or less, being four hundred twenty (420) feet measured along a straight line, to land now or formerly of John H. Geiser and Nancy B. Geiser;

Thence running North thirty-one degrees thirty-two minutes zero seconds (31° 32' 00") East by said other land of said Geiser a distance of nine hundred thirty-five (935) feet, more or less, to the Southwesterly sideline of said Route 302;

MAINE REAL ESTATE TAX PAID

Thence running Southeasterly by the Southwesterly sideline of said Route 302, along a curve to the right with a radius of two thousand eight hundred and fourteen and seventy-nine hundredths (2,814.79) feet, a distance of two hundred eighty-three and eighty-five hundredths (283.85) feet, to a granite monument;

Thence running South fifty-one degrees twenty-four minutes and zero seconds (51° 24' 00") East along the Southwesterly sideline of said Route 302, a distance of four hundred thirty-six and fifteen hundredths (436.15) feet to the point of beginning; containing eleven and zero tenths (11.0) acres, more or less.

Reference is made to "Plan of Land in Naples, Maine for Myron Michals" by Owen Haskell, Inc. dated March 19, 1979.

Meaning and intending to convey and hereby conveying the same premises conveyed to M.E.C., LLC (the Grantor herein) by Warranty Deed of Myron Michals dated April 29, 2003 and recorded in the Cumberland County Registry of Deeds in Book 19625, Page 97.

PARCEL TWO:

Also another certain lot or parcel of land situated on the southerly side of Route 302, but not adjacent to, in the Town of Naples, County of Cumberland and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at an iron rebar to be set on the westerly side of land now or formerly of M.E.C., LLC (Book: 19625, Page: 97) and the southeasterly corner of land of D.P.C., LLC, said point of beginning also being South 31 degrees-32 minutes-00 seconds West a distance of six hundred forty-five and no hundredths (645.00) feet from a 1 1/2" iron pipe found on the southerly sideline of Route 302 and the northeasterly corner of said land of D.P.C., LLC;

Thence South 31 degrees-32 minutes-00 seconds West a distance of two hundred fifty-seven and seventy-nine hundredths (257.79) feet along said land now or formerly of M.E.C, LLC to an iron rebar to be set;

Thence, continuing, South 31 degrees-32 minutes-00 seconds West a distance of fifteen and no hundredths (15.00) feet, more or less, along said land now or formerly of M.E.C, LLC to the shore of Brandy Pond;

Thence, generally westerly a distance of two hundred seventy-five and no hundredths (275.00) feet, more or less along the shore of said Brandy Pond to a point on the easterly side of land now or formerly of Bay Village (Plan Book: 86, Page 26);

Thence North 15 degrees-47 minutes-44 seconds East a distance of fifteen and no hundredths (15.00) feet, more or less, along said land now or formerly of Bay Village to an iron pipe found, said iron pipe being North 86 degrees-00 minutes-44 seconds West a distance of two hundred forty-nine and forty-three hundredths (249.43) feet, on a tieline from the last mentioned iron rebar to be set;

Thence, continuing, North 15 degrees-47 minutes-44 seconds East a distance of two hundred forty-eight and forty-seven hundredths (248.47) feet along said land now or formerly of Bay Village to an iron rebar to be set at the southwesterly corner of said land of D.P.C., LLC;

Thence South 83 degrees-22 minutes-27 seconds East a distance of three hundred eighteen and fourteen hundredths (318.14) feet to the southeasterly corner of said land of D.P.C., LLC, to the point of beginning.

Together with any right, title, and interest M.E.C., LLC any have to the land, which lies between the High Water Mark and Low Water Mark of Brady Pond.

All bearings and distances as recited in this description are a result of a Boundary Retracement Survey prepared by Kenneth F. Farrar, PLS #2021 and are based on Magnetic North 1971.

All iron rebars described as to be set are 5/8" rebar with a surveyors cap marked "PLS 1284".

The above described parcel of land contains 1.75 Acres, more or less.

Also conveying a certain easement for the purpose of a walkway to the shore of Brandy Pond, situated on, but not adjacent to, the southerly side of Route 302, so-called, in the Town of Naples, County of Cumberland and State of Maine, the centerline of said easement being more particularly described as follows, to wit:

Beginning at point, on the northerly line of land now or formerly of M.E.C., LLC (Book 28600, Page 177) and the southerly line of land now or formerly of DPC, LLC (Book 21569, Page 255), said point being South 83 degrees-22 minutes- 27 seconds East, along said south line of land now or formerly of DPC, LLC, a distance of one hundred fifty-eight and twenty-two hundredths (158.22) feet, from a 5/8-inch rebar, capped "PLS 1284" at the southwesterly corner of said land now or formerly of DPC, LLC, on the easterly line of land now or formerly of Bay Village (Plan Book 86, Page 26);

Thence, from the Point of Beginning, South 33 degrees-28 minutes- 21 seconds West, a distance of sixty-three and sixty-five hundredths (63.65) feet to a point;

Thence, by a curve to the left, having a radial bearing of South 56 degrees-31 minutes- 39 seconds East, a radius of sixty and zero hundredths (60.00) feet, and an arc distance of forty-five and eighty-six hundredths (45.86) feet to a point;

Thence, South 10 degrees-19 minutes- 22 seconds East, a distance of seventy and twenty-five hundredths (70.25) feet to a point;

Thence, by a curve to the right, having a radial bearing of South 79 degrees-40 minutes- 38 seconds West, a radius of sixty and zero hundredths (60.00) feet, and an arc distance of fifty-two and sixty-two hundredths (52.62) feet to a point;

Thence, South 39 degrees-55 minutes- 34 seconds West, a distance of eighty-two and nine hundredths (82.09) feet, more or less, to a point at the shore of Brandy Pond, said point being South 65 degrees-46 minutes- 08 seconds East, a distance of one hundred thirty-nine and ninety-three hundredths (139.93) feet, from an iron pipe on said easterly line of land now or formerly of Bay Village and South 71 degrees-42 minutes- 14 seconds West, a distance of one hundred twenty-seven and sixty-eight hundredths (127.68) feet, from 5/8-inch rebar, capped "PLS 1284" on the easterly line of said land now or formerly of M.E.C., LLC.

All bearings are referenced to a Boundary Retracement Survey prepared by Kenneth F. Farrar and are based on Magnetic North 1971.

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

Meaning and intending to convey a ten (10) foot wide walkway easement, five (5) feet on both sides of the above described centerline. The Grantor grants to the Grantee, its successors and assigns, the right to relocate at Grantee's expense the walkway easement to a comparable location across this same property.

MEANING AND INTENDING TO CONVEY and hereby conveying the same premises conveyed to M.E.C, LLC (the Grantor herein) by warranty deed of D.P.C., LLC dated March 18, 2011 and recorded in the Cumberland County Registry of Deeds in Book 28600, Page 177.

The above described parcel of land is subject to a certain Visual Screening Buffer bounded and described as follows, to wit:

Beginning at an iron rebar to be set, being the northwesterly corner of the above described parcel of land;

Thence South 83 degrees-22 minutes East a distance of twenty-five and three tenths (25.3) feet along the southerly side of said other land to be conveyed by the Grantor herein to a point;

Thence South 15 degrees-48 minutes West a distance of two hundred fifty-eight and one tenth (258.1) feet through said above described parcel of land to a point on the shore of said Brandy Pond;

Thence, generally southwesterly a distance of twenty-seven and no tenths (27.0) feet, more or less, along the shore of said Brandy Pond to a point on the easterly side of said land now or formerly of Bay Village;

Thence North 15 degrees-48 minutes East a distance of two hundred sixty-eight and five tenths (268.5) feet along said land now or formerly of Bay Village to the point of beginning.

IN WITNESS WHEREOF, the said M.E.C., LLC has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Daniel P. Craffey, its sole Member, this 1st day of February, 2013.

Signed, Sealed and Delivered
in the presence of:

M.E.C., LLC

By: Daniel P. Craffey
Its: Sole Member

STATE OF MAINE
Oxford, ss.

February 1, 2013

On this 1st day of February, 2013, before me, the undersigned Notary Public, personally appeared Daniel P. Craffey, Sole Member of M.E.C., LLC, and known to me to be the Sole Member of the limited liability company who executed the deed and acknowledged the deed to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute this Deed and in fact executed the Deed on behalf of the limited liability company.

Notary Public - Attorney at Law

Print Name: DANA C. HAWLEY

My commission expires: NOV #7782

Received
Recorded Register of Deeds
Feb 01, 2013 03:42:38P
Cumberland County
Pamela E. Lovley