

0019358

BK 17399PG049

**QUITCLAIM DEED**

*Known All Men by these Presents:*

That Carol M. Meerschart (f/k/a Carol M. Coughlin), with a mailing address of 92 Woodlands Drive, Falmouth, Maine 04105 for valuable consideration paid,

grants to Richard T. Coughlin, of Falmouth,

County of Cumberland, State of Maine

whose mailing address is 92 Woodlands Drive, Falmouth, Maine 04105

with *Quitclaim Conveyance*, the real property located in Falmouth, County of Cumberland, State of Maine,

**SEE EXHIBIT A ANNEXED HERETO**

*In Witness Whereof* Carol M. Meerschart (f/k/a Carol M. Coughlin), as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above described premises, has hereunto set her hand and seal this 2 day of January, 2001.

*Signed, Sealed and Delivered*  
*in presence of*

Witness

*Carol M Meerschart*  
Carol M. Meerschart  
(f/k/a Carol M. Coughlin)

State of MAINE  
County of Cumberland ... SEP. JANUARY 2, 2001

Then personally appeared the above named Carol M. Meerschart (f/k/a Carol M. Coughlin) and acknowledged the foregoing instrument to be her free act and deed.

Before me,

*Robert D. Ellis*  
Notary Public/Attorney at Law

Print Name: \_\_\_\_\_

**ROBERT D. ELLIS**  
Notary Public, Maine  
My Commission Expires September 13, 2001

**EXHIBIT A**  
(Meerschart to Coughlin)

A certain lot or parcel of land, with the buildings thereon, situated in the Town of Falmouth, County of Cumberland and State of Maine, and being Lot 63 as shown on a plan entitled "The Woodlands, Falmouth, Maine, Final Subdivision Plan" by H.I. and E.C. Jordan Surveyors, dated June 15, 1987 and recorded in the Cumberland County Registry of Deeds in Plan Book 164, Page 54, to which plan reference is made for a more particular description of the lot described above.

Together with all rights and easements benefiting Lot 63, as described in the Declaration of Common Easements, Restrictions, Covenants and Reservations of Rights described below, as amended, and as shown on the subdivision plan described above.

Together with a right to the family or individual membership of the Grantee's choice in The Woodlands Club, subject to the payment of all membership fees and compliance with all By-Laws and Rules and Regulations of The Woodlands Club. This automatic membership right shall terminate 30 days from the date this deed is delivered unless exercised in accordance with the By-Laws, and shall run with the land for the benefit of the Grantee and Grantee's successors and assigns.

Subject, however, to the following:

1. All easements and other matters described in the Declaration of Common Easements, Restrictions, Covenants and reservations dated November 4, 1987 and recorded in Book 8053, Page 90, as amended on August 10, 1989 by amendment recorded in Book 8879, Page 324, including architectural design review standards and the obligation to become a member of The Woodlands Homeowners Association, a Maine non-profit corporation.
2. Right of first refusal held by The Woodlands Club dated December 9, 1987 and recorded in Book 8115, Page 281, as it affects future sales of this lot.
3. Terms and conditions of the following State of Maine DEP Site Location Act Orders:
  - a. Dated April 22, 1987 and recorded in Book 7752, Page 304.
  - b. Dated June 15, 1987 and recorded in Book 7839, Page 184.
  - c. Dated June 15, 1987 and recorded in Book 7887, Page 164.
  - d. Dated June 26, 1987 and recorded in Book 7887, Page 175.
  - e. Dated May 2, 1988 and recorded in Book 8280, Page 134.
4. All general notes, facts and other matters shown on the final subdivision plan of The Woodlands recorded in Plan Book 164, Page 54 of the Registry of Deeds.
5. Any of the easements and other matters described in the deed recorded in Book 10010, Page 230, to the extent they affect the lot described in this deed.

Being the same premises conveyed by Sam Barouch and Deborah K. Barouch to Richard T. Coughlin and Carol M. Coughlin by Warranty Deed, dated August 10, 2000, and recorded in the Cumberland County Registry of Deeds in Book 15653, Page 265.

**RECEIVED**  
RECORDED REGISTRY OF DEED:

2002 MAR -8 AM 8:45

CUMBERLAND COUNTY

*John B. O'Brien*