

**WARRANTY DEED**

**PRESUMPSCOT PARTNERS, LLC**, a Maine Limited Liability Company with a place of business at Freeport, County of Cumberland and State of Maine, for consideration paid, grants to **IVY DERDERIAN**, of Portland, County of Cumberland and State of Maine, whose mailing address is 55 Summer Place, Portland, Maine 04103, **WITH WARRANTY COVENANTS**, the land in Falmouth, County of Cumberland and State of Maine, bounded and described as follows:

Lot 7 as shown on a subdivision plan entitled "Presumpscot Point at Cleaves Farm" prepared by Pinkham & Greer Consulting Engineers, Inc. approved by the Town of Falmouth Planning Board on February 7, 2006 and recorded in the Cumberland County Registry of Deeds in Plan Book 206, Page 128, as amended by a plan entitled Amended Plan of Presumpscot Point to change the name of Berton Rd. to Maple St. approved on April 4, 2006 and recorded in Plan Book 206, Page 229. This conveyance is made subject to all matters shown on said plans.

This conveyance is made subject to and together with the benefit of the Presumpscot Point at Cleaves Farm Declaration of Protective Covenants dated February 28, 2006 and recorded in Book 23710, Page 327.

This conveyance is made subject to and together with the benefit of the Stormwater Management Law Findings of Fact and Order dated February 21, 2006 recorded in Book 23742, Page 300 and Corrected Order dated March 30, 2006 recorded in Book 23772, Page 83.

Attached to this deed is a buffer plan for the lot conveyed herein, drawn to scale, that specifies the location on said lot of the Buffer Zone referred to in Section S of the aforesaid Declaration. Said location is described as follows:

"Beginning at a point at the easterly corner of Lot 7 and in the southwesterly line of Lot 8 as shown on a plan entitled "Presumpscot Point at Cleaves Farm."

1) S 34°52'26" W a distance of One Hundred Thirty-Seven and 41/100 (137.41) feet to a point.

2) S 16°20'08" E a distance of Forty-Four and 22/100 (44.22) feet to a point.

3) Northerly following a curve to the right having a radius of One Hundred Ten and 00/100 (110.00) feet, an arc distance of One Hundred Nineteen and 35/100 (119.35) feet to a point said point being located N 06°26'37" W a distance of One Hundred Thirteen and 59/100 (113.59) from the last mentioned point.

MAINE REAL ESTATE TAX PAID

4) N 18°35'07" E a distance of Fifty-Eight and 48/100 (58.48) feet to a point in the southwesterly sideline of said Lot 8.

5) S 77°42'14" E by said Lot 8 a distance of Sixty-One and 65/100 (61.65) feet to the point of beginning.

The above described area contains 5,359 square feet or 0.12 acre. Bearings are based on magnetic north."

Also hereby conveying an easement for ingress and egress and above and below ground utilities on, over and under the roads shown on the aforesaid plans.

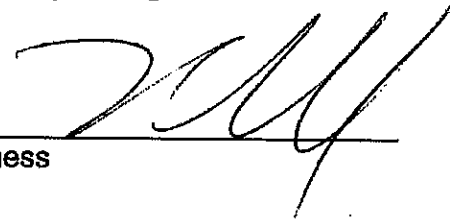
Also hereby conveying an easement to use, in common with others, in compliance with such rules and regulations as are created by the Presumpscot Point Homeowners Association, Inc., the Open Space areas, the Village Green, the trails, the seasonal dock, and the other common areas and easements shown on the aforesaid plans.

Notwithstanding anything else contained herein, Grantor specifically excepts and reserves from this conveyance the fee interest in and to the roads, Open Space and Village Green areas shown on said plans, subject, however, to the easements herein created.


For Grantor's title reference is made to its Warranty Deed from Berton N. Cleaves dated April 15, 2005 and recorded in Book 22528, Page 57.

This conveyance is subject to an easement from Presumpscot Partners, LLC to Central Maine Power Company and Verizon New England, Inc. dated February 27, 2006 recorded in Book 24000, Page 263.

**IN WITNESS WHEREOF, Presumpscot Partners, LLC, by Matthew P. Wogan, its manager, has caused this instrument to be executed in its name this**  
20 day of August, 2007.

  
\_\_\_\_\_  
witness

**Presumpscot Partners, LLC**

  
\_\_\_\_\_  
By: **Matthew P. Wogan**  
Its: **Manager**

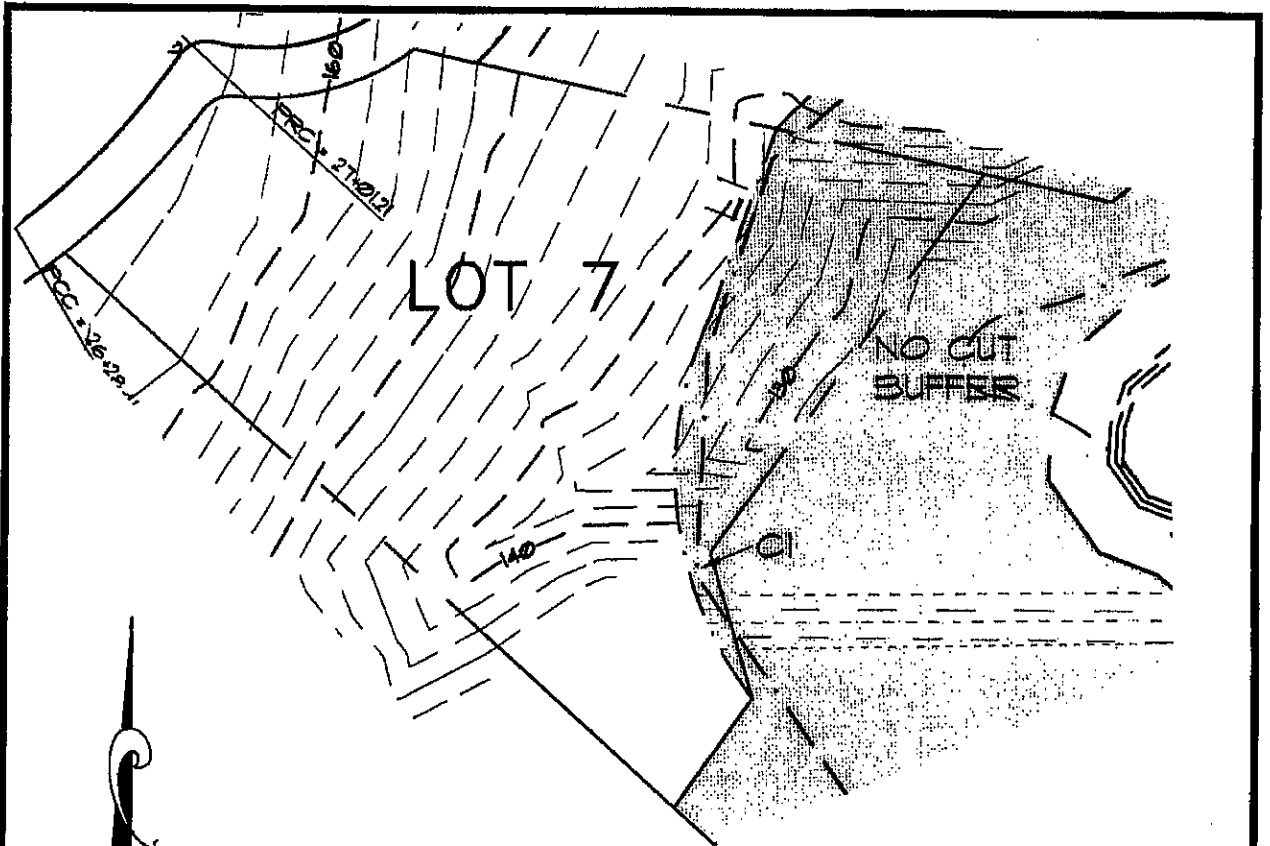
STATE OF MAINE  
Cumberland, ss.

Personally appeared the above named **Matthew P. Wogan**, manager of said **Presumpscot Partners, LLC**, known to me this 20<sup>th</sup> day of August, 2007, and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said limited liability company.

  
\_\_\_\_\_  
Notary Public/Attorney at Law

Nicholas J. Farrell  
\_\_\_\_\_  
Print or type name

My commission expires: \_\_\_\_\_



SEE DEED RESTRICTIONS IN HOMEOWNER'S ASSOCIATION DOCUMENTS FOR ALLOWABLE USES IN THE NO CUT BUFFER. SEE SUBDIVISION PLAN FOR FULL LOT LAYOUT.

**BUFFER DESCRIPTION**

LINE TABLE		
LINE	LENGTH	BEARING
L1	58.48'	N18°35'07"E

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	119.35'	250.00'

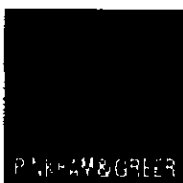
**GRAPHIC SCALE**



( IN FEET )  
1 inch = 50 ft.

**BUFFER PLAN - LOT #7**

Received  
Recorded Register of Deeds  
Aug 21, 2007 02:29:24P  
Cumberland County  
Pamela E. Lovley



CONSULTING ENGINEERS, INC.

**PRESUMPCOT POINT AT  
CLEAVES FARM  
FALMOUTH, MAINE**

SCALE: AS SHOWN  
DATE: FEBRUARY 13, 2006  
DESG BY: DPD  
PROJECT: 05121

**B4.0**