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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT: That Darryl J. Harvey and Sara L. Harvey of 271 No. Gorham Road, Gorham ME 04038, for consideration paid grant(s) to George McCallum and Laurie Martin, of 26 Land of Nod Road, Windham ME 04062, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

LOT 1

A certain Lot or Parcel of land situated southerly of but not adjacent to Phinney Street in the Town of Gorham, County of Cumberland, State of Maine; said lot being more particularly described as follows:

Beginning at a 5/8" iron found on the easterly sideline of land now or formerly of Roger J. Lavigne and Kathryn C. Lavigne as described in a deed recorded in the Cumberland County Registry of Deeds Book in Book 8184, Page 203 and the southwesterly corner of land now or formerly of Ian J. Luce and Heidi C. Luce as described in a deed recorded in said Registry Book 21349, Page 241. Thence:

MAINE REAL ESTATE TAX PAID

- 1) N 85° 55' 14" E by said land of Luce and by land now or formerly of Kurt F. Newman as described in a deed recorded in said Registry in Book 11058, Page 286 a distance of Three Hundred Fifty-Three and 30/100 (353.30) feet to a point at the southeasterly corner of land of said Newman; said point also being located on the westerly sideline of a private way as shown on a plan entitled "Plan of Existing Conditions Survey, Phinney Street, Gorham, Maine made for Pinkham and Greer" prepared by Ticombe Associates dated May 22, 2006 and revised to August 23, 2006.
- 2) S 04° 58' 31" E by said private way a distance of Forty-Seven and 69/100 (47.69) feet to a point.
- 3) Southerly by said private way along a curve to the right an arc distance of Fourteen and 26/100 (14.26) feet to a point; said curve having a radius of Seventy-Five and 00/100 (75.00) feet, a chord bearing of S 00° 28' 24" W and a chord length of Fourteen and 24/100 (14.24) feet.
- 4) S 05° 55' 19" W by said private way a distance of One Hundred Forty and 50/100 (140.50) feet to a point at the northeasterly corner of Lot 2 as shown on said plan.
- 5) S 85° 55' 14" W by said Lot 2 a distance of Three Hundred Forty-One and 20/100 (341.20) feet to a point on the easterly sideline of said land of Lavigne.
- 6) N 00° 27' 21" W by said land of Lavigne a distance of Two Hundred and 64/100 (200.64) feet to the point of beginning.

Bearings are based on Magnetic North 2006.

Said parcel being Lot 1 as shown on said Plan containing 70,297 square feet (1.61 acres) and being a portion of Parcel 1 as described in a deed recorded in said Registry in Book 4796, Page 1.

Beginning at a point on the southerly sideline of Phinney Street at the northwesterly corner of land now or formerly of Norman R. Weed and Janice M. Weed as described in a deed recorded in the Cumberland County Registry of Deeds in Book 2998, Page 40 and shown on a plan entitled "Plan of Existing Conditions Survey, Phinney Street, Gorham, Maine made for Pinkham and Greer" prepared by Tricomb Associates dated May 22, 2006 and revised to August 23, 2006; said point also being located Two Thousand Three Hundred Twenty and 59/100 (2320.59) feet westerly along the southerly sideline of Phinney Street from a granite monument found at the intersection of the southerly sideline of Phinney Street and the westerly sideline of Fort Hill Road. Thence:

- 1) S 04° 58' 31" E by said land of Weed a distance of Three Hundred Fifty-Five and 92/100 (355.92) feet to a point at the southwesterly corner of land of said Weed; said point also being the northwesterly corner of Lot 3 as shown on said Plan.
- 2) S 04° 58' 31" E by said Lot 3 a distance of Forty-Seven and 07/100 (47.07) feet to a point of curvature.
- 3) Southerly by said Lot 3 along a curve to the right an arc distance of Twenty-Three and 77/100 (23.77) feet to a point; said curve having a radius of One Hundred Twenty-Five and 00/100 (125.00), a chord bearing of S 00° 28' 24" E and a chord length of Twenty-Three and 74/100 (23.74) feet.
- 4) S 05° 55' 19" W by said Lot 3 a distance of One Hundred Seventy-Three and 29/100 (173.29) feet to a point of curvature.
- 5) Southerly by said Lot 3 along a tangential curve to the left an arc distance of Seventeen and 43/100 (17.43) feet to a point of tangency; said curve having a radius of Seventy-Five and 00/100 (75.00) feet.
- 6) S 07° 23' 39" E by said Lot 3 a distance of Fifty and 25/100 (50.25) feet to a point.
- 7) S 85° 55' 14" W by said Lot 3 a distance of Fifty and 25/100 (50.25) feet to a point on the easterly sideline of Lot 2 as shown on said Plan.
- 8) Northerly by said Lot 2 along a non-tangential curve to the left an arc distance of Two and 60/100 (2.60) feet to a point of tangency; said curve having a radius of Twenty and 00/100 (20.00) feet, a chord bearing of N 03° 40' 26" W and a chord length of Two and 60/100 (2.60) feet.
- 9) N 07° 23' 39" W by said Lot 2 a distance of Forty-Seven and 48/100 (47.48) feet to a point.
- 10) S 85° 55' 14" W by said Lot 2 a distance of Fifty and 00/100 (50.00) feet to a point.
- 11) N 04° 04' 46" W by said Lot 2 a distance of Fifty and 00/100 (50.00) feet to a point.
- 12) N 85° 55' 14" E by said Lot 2 a distance of Fifty-Six and 04/100 (56.04) feet to a point.
- 13) N 05° 55' 19" E by said Lot 2 a distance of Eight and 67/100 (8.67) feet to a point at the southeasterly

15) Northerly by said Lot 1 along a curve to the left an arc distance of Fourteen and 26/100 (14.26) feet to a point; said curve having a radius of Seventy-Five and 00/100 (75.00) feet, a chord bearing of N 00° 28' 24" E and a chord length of Fourteen and 24/100 (14.24) feet.

16) N 04° 58' 31" W by said Lot 1 a distance of Forty-Seven and 69/100 (47.69) feet to a point at the southeasterly corner of land now or formerly of Kurt F. Newman as described in a deed recorded in said Registry in Book 11058, Page 286 and shown on said Plan.

17) N 04° 58' 31" W by said land of Newman a distance of Three Hundred Fifty-Six and 05/100 (356.05) feet to a point on the southerly sideline of Phinney Street.

18) N 85° 55' 02" E by said Phinney Street a distance of Fifty and 00/100 (50.00) to the point of beginning.

Bearings are based on Magnetic North 2006.

Said Private Way contains 35,991 square feet (0.83 acres) being comprised of Parcel 2 as described in a deed recorded in Said Registry in Book 4796, Page 1, and a portion of Parcel 1 as described in said deed.

Said Private Way may be subject to a utility easement as described in a deed recorded in said Registry in Book 9008, Page 345 and /or a utility contract as described in a deed recorded in said Registry in Book 4551, Page 98.

Reference is made to a plan entitled "Plan of Boundary Survey, Phinney Street Gorham Maine made for Pinkham and Greer" prepared by Ticombe Associates dated April 21, 2006.

Further reference is made to a plan entitled "Harvey Private Way, Phinney Street, Gorham," Sheet C1.0, prepared by Pinkham and Greer, dated June 9, 2006 and revised to July 27, 2006.

Subject to and with the benefit of a certain "Declaration of Maintenance of Private Way" for Tanglewood Drive to be recorded herewith.

Reference is hereby made to a deed from Darryl J. Harvey and Sara L. Harvey by virtue of a Warranty deed from David B. Sawyer Sr. dated May 3, 2006 and recorded at the Cumberland County Registry of Deeds in Book 23931, Page 246.

Reference is hereby made to a deed from

Executed this 7th day of June, 2007.

~~Darryl J. Harvey~~

~~Sara L. Harvey~~

[Handwritten signatures: Darryl J. Harvey and Sara L. Harvey]

State of Maine
County of Cumberland

June 7, 2007

Then personally appeared before me the said Darryl J. Harvey and Sara L. Harvey and acknowledged the foregoing to be his/her/their voluntary act and deed.

[Handwritten signature: Wendy L. Swan]

Notary Public/Judice of the Peace

Commission expiration: 10/13/11

[Handwritten signature: Wendy L. Swan]

10/13/11

Received
Recorded Registrar of Deeds
Jun 20, 2007 09:54:25A
Cumberland County
Pawels E. Lovies