

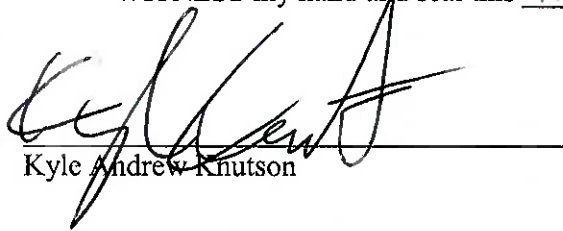
description only
includes Row
to back of lot,
not to end of
Row

3.22
acres
(Front lot)

WARRANTY DEED

KYLE ANDREW KNUTSON of Scarborough, Maine, for consideration paid, grants to KIRSTEN KNUTSON, whose mailing address is 36 Tall Pines Road, Scarborough, ME 04074, with Warranty Covenants, the land in the Town of Standish, Cumberland County, Maine, described in Exhibit A attached hereto and incorporated herein by reference.

WITNESS my hand and seal this 14th day of December, 2017.



Kyle Andrew Knutson

STATE OF MAINE
CUMBERLAND, ss.

December 14, 2017

Then personally appeared the above named Kyle Andrew Knutson, who acknowledged the foregoing instrument to be his free act and deed.

Before me,



Notary Public/Attorney at Law

Printed or Typed name of Notary:
Commission Expiration:

APRIL PONDANT
Notary Public, State of Maine
My Commission Expires Nov. 09, 2024

After recording return to Beagle, Steeves & Ridge, LLC, PO Box 1815, Standish, ME 04084

File # 26078

Exhibit A

A certain lot or parcel of land, situated on the southwesterly side of Pequawket Trail, so-called, but not adjacent thereto, also known as Route 113, so-called, and on the northwesterly side of a 50.00' wide Ingress - Egress Right of Way & Utility Easement described herein below, in the Town of Standish, County of Cumberland, and the State of Maine, being more particularly bounded and described as follows;

Beginning at a point, being a found iron rod & cap, at the southerly most corner of land now or formerly of H. Kevin Warren and Rhonda A. Warren, as described in the deed recorded in the Cumberland County Registry of Deeds in Book 29291, Page 305, and being on the northwesterly sideline of the said 50.00' wide right of way described herein below, said point being S 34°32'25" W, along said Warren and said right of way, 485.03 feet, from a found iron rod & cap at the assumed southwesterly sideline of said Pequawket Trail, and being the point of beginning of the 50.00' wide right of way described herein below;

Thence S 37°52'10" W, along said right of way and remaining land of the Grantors herein, 384.14 feet, to a set iron rod & cap;

Thence N 54°28'03" W, along the remaining land of the Grantors herein, 357.13 feet, to a set iron rod & cap;

Thence N 37°25'00" E, along the remaining land of the Grantors herein, 400.34 feet, to a set iron rod & cap, and land of said H. Kevin Warren and Rhonda A. Warren;

Thence S 51°52'17" E, along said Warren, 360.00 feet, to the point of beginning;

Containing 3.22 Acres, more or less.

TOGETHER WITH the rights to a 50.00' wide Ingress - Egress Right of Way & Utility Easement in common with others, for access to and from said Pequawket Trail, so-called, also known as Route 113, so-called, on foot or in vehicle and for the use, introduction, maintenance, replacement and repair of all utility services (as term is defined under 33 M.R.S.A. Sec. 458) said right of way is situated on the southwesterly side of Pequawket Trail, so-called, in the Town of Standish, County of Cumberland, and the State of Maine, being more particularly bounded and described as follows;

Beginning at a point, being a found iron rod & cap, on the assumed southwesterly sideline of said Pequawket Trail, so-called, and at the northeasterly corner of land now or formerly of H. Kevin Warren and Rhonda A. Warren, as described in the deed recorded in the Cumberland County Registry of Deeds in Book 29291, Page 305;

Thence S 60°49'34" E, along said Pequawket Trail, 50.22 feet, to a point;

Thence S 34°32'25" W, through the land of the Grantors herein, 491.18 feet, to a point;

Thence S 37°52'10" W, through the land of the Grantors herein, 383.55 feet, to a point;

Thence N 54°28'03" W, through the land of the Grantors herein, 50.04 feet, to a set iron rod & cap and the southerly most corner of the parcel described herein above;

Thence N 37°52'10" E, along the parcel described herein above, 384.14 feet, to a set iron rod & cap and the land of said H. Kevin Warren and Rhonda A. Warren;

Thence N 34°32'25" E, along said Warren, 485.03 feet, to the point of beginning;

Containing 1.000 acres, more or less.

The basis of bearing for this description is GRID NORTH based on the Maine State Coordinate System West Zone, NAD 83 (Cors96) Epoch 2002, using an Altus APS-3 RTK GPS (Global Positioning System) receiver. The found iron rod & cap at the point of beginning of the right of way described herein above is at a coordinate of NORTH 351646.7919, EAST 2823142.0138. The 2016 magnetic Meridian determined by hand compass was found to be 15°30'±, West of GRID NORTH.

All said "found iron rod & cap"(s) are 5/8" rebar with a 2" diameter aluminum cap marked "SET BY ROBERT A YARUMIAN PLS 1303 LAND SURVEY MONUMENT" and were set prior to 2016.

All said "set iron rod & cap"(s) are 5/8" rebar with a 2" diameter aluminum cap marked "SET BY ROBERT A YARUMIAN PLS 1303 LAND SURVEY MONUMENT".

This description is based on the "Boundary Survey Map & Family Division for Harold W. Warren & Marion G. Warren", dated December 12, 2011, and last revised on October 7, 2016 by Robert A. Yarumian II, PLS 1303 of Maine Boundary Consultants, Moderation Center, 8 River Road, P.O. Box 67, Buxton, Maine, 04093, and conforms to the Maine Board of Licensure for Professional Land Surveyors, Rules, of April 2001, Chapter 90, Standards of Practice.

Meaning and conveying the property conveyed to Kyle Andrew Knutson by Harold W. Warren and Marion G. Warren by Warranty Deed dated November 16, 2016 and recorded in the Cumberland County Registry of Deeds in Book 33638, Page 347.

This deed was prepared without the benefit of a title search.