

Kirsten
3.97
acres
(Back Lot)

WARRANTY DEED

DLN: 1002440265780

MARION G. WARREN, an individual of Standish, Maine, for consideration paid, grants to KIRSTEN KNUTSON, an individual of Biddeford, Maine, 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 28th day of February, 2024.

Marion G. Warren
Marion G. Warren

STATE OF MAINE
CUMBERLAND, ss.

February 28, 2024

Then personally appeared the above named Marion G. Warren who acknowledged the foregoing instrument to be her free act and deed.

Before me,

Jennifer E. Thomas
Notary Public/Attorney at Law

Printed or Typed name of Notary:
Commission Expiration:

Jennifer E. Thomas, Esq.
Maine Bar No. 9515
Notarial Officer Pursuant to 4 MRS 1910

After recording return to Beagle, Thomas & Ridge, LLC, PO Box 1815, Standish, Maine 04084
File # 27534

This document has been

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, 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 other land of the Grantee herein, as described in the deed recorded in the Cumberland County Registry of Deeds in Book 34600, Page 7, and being at the westerly most corner of the 50.00' wide Ingress - Egress Right of Way & Utility Easement;

Thence S 37°52'10" W, along the remaining land of the Grantor herein, 489.76 feet, to a set iron rod & cap, and the land now or formerly of Jacklyn W. Dyer and Daniel S. Dyer, as described in the deed recorded in the said Registry in Book 17506, Page 99;

Thence N 53°46'08" W, along said Dyer, 353.14 feet, to a set iron rod & cap and the land conveyed to H. Kevin Warren and Rhonda A. Warren on or near even date, in a deed to be recorded in the said Registry;

Thence N 37°25'00" E, along said H. Kevin Warren and Rhonda A. Warren land, 485.31 feet, to a found iron rod & cap, and the said other land of the Grantee;

Thence S 54°28'03" E, along said other land of the Grantee, 357.13 feet, to the point of beginning.

Containing 3.97 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 Grantor herein, 491.18 feet, to a point;

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

Thence N 54°28'03" W, through the land of the Grantor herein, 50.04 feet, to a set iron rod & cap and the southerly most corner of the other land of the Grantee herein, as described in the deed recorded in the Cumberland County Registry of Deeds in Book 34600, Page 7, said point also being at the point of beginning of the parcel described herein above;

Thence N 37°52'10" E, along the said other land of the Grantee herein, 384.14 feet, to a found iron rod & cap and the said land now or formerly of H. Kevin Warren and Rhonda A. Warren; Thence N 34°32'25" E, along said H. Kevin Warren and Rhonda A. 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 2023.

All said "set iron rod & cap"(s) are 5/8" rebar with a 2" diameter aluminum cap marked "SET BY ROBERT A Y ARUMIAN 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 revised May 26, 2023, by Daniel T. Yarumian, PLS 2502 & Robert A. Yarumian II, PLS 1303 of Maine Boundary Consultants, LLC, 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 intending to describe a portion property as described in the following two deeds:

1.) Elisabeth H. Knapp, Admx. of the Estate of Charles Joseph Knapp to Harold W. Warren and Marion G. Warren, dated May 23, 1960, and recorded in the Cumberland County Registry of Deeds in Book 2550, Page 168, 2.) Elisabeth H. Knapp, widow of Charles Joseph Knapp to Harold W. Warren and Marion G. Warren, dated May 23, 1960, and recorded in Book 2550, Page 170. Harold W. Warren passed away on January 23, 2018, leaving Marion G. Warren as sole surviving joint-tenant.

This is a conveyance is a gift to the grandchild of Grantor, as well as a transfer to an abutter.