

Right of way
when deed ~~to~~ to
Kirsten

WARRANTY DEED

DLN: 2738086

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 25 day of April, 2025.

Marion G. Warren
MARION G. WARREN

STATE OF MAINE

York, ss.

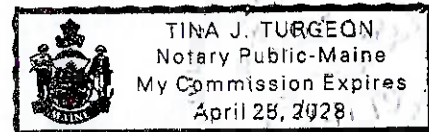
April 25, 2025

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

Before me,

Tina J. Turgeon
Notary Public/~~Attorney at Law~~

Printed or Typed name of Notary:
Commission Expiration:



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

Exhibit A

A certain lot or parcel of land, situated on the southwesterly side of Pequawket Trail, so-called, 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, on the assumed southwesterly sideline of said Pequawket Trail, so-called, at the northwesterly corner of the land of Marion G. Warren, as described in the deed recorded in the said Registry in Book 2550, Page 168, and Book 2250, Page 170, and at the northeasterly corner of land 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 said land of Marion G. Warren, 491.18 feet, to a point;

Thence S 37°52'10" W, through the said land of Marion G. Warren, 383.55 feet, to a point;

Thence continuing S 37°52'10" W, through the said land of Marion G. Warren, 489.76 feet to an iron rod & cap, and to 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 land of Dyer, 50.04 feet more or less, to an iron rod & cap and abutting land of Grantee;

Thence N 37°52'10" E, along said Grantee's land, 489.76 feet, to an iron rod & cap;

Thence continuing N 37°52'10" E, along said Grantee's land, 384.14 feet and the land now or formerly of H. Kevin Warren and Rhonda A. Warren;

Thence N 34°32'25" E, along said land of H. Kevin Warren and Rhonda A. Warren, 485.03 feet, to the point of Beginning.

Containing 1.69 acres, more or less.

GRANTOR SPECIFICALLY RESERVES for benefit of Grantor's remaining abutting property the above described lot or parcel of land to be used as an 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).

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 $15^{\circ}30'\pm$, 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. 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.

Received
Recorded Register of Deeds
May 12, 2025 10:24:41A
Cumberland County
Jessica M. Spaulding