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NANCY E HAMMOND, REGISTER OF DEEDS
Bk 19617 PG 749
Instr # 2025007167
03/10/2025 10:51:10 AM
Pages 6 YORK CO

QUITCLAIM DEED WITH COVENANT

Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS, that **MARK BUREAU** and **CLAIRE RITA BUREAU** of Old Orchard Beach, County of York, State of Maine for consideration paid, grants to **SEA OAKS, LLC**, a Maine limited liability company with a mailing address of 243 US Route 1, Suite 4, Scarborough, County of Cumberland and State of Maine, with **QUITCLAIM COVENANT**, the raw land situated in the Town of Old Orchard Beach, County of York and State of Maine as more particularly described in **Exhibit A** attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, Mark Bureau and Claire Rita Bureau have hereunto set their hands and seal this 6th day of March, 2025.

Witness — Mark Bureau

Witness — Claire Rita Bureau

State of Maine
County of Cumberland

March 6, 2025

Personally appeared before me the above-named Mark Bureau and Claire Rita Bureau and acknowledged the foregoing instrument to be their free act and deed.

Robert E. Danielson
Attorney-at-Law
Bar #7186

Maine R.E. Transfer Tax Paid

Main Street Title
243 US Route 1
Scarborough, ME 04074
6 pgs

(2)

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EXHIBIT A

A certain lot or parcel of land situated on the northeasterly side of Portland Avenue in the Town of Old Orchard Beach, York County Maine, as depicted on plan entitled "Red Oak Subdivision Phase III Old Orchard Beach, Maine Phase III Amended Subdivision Plan" dated March 24, 2023, prepared by Horizons Engineering, Inc., to be recorded in the York County Registry of Deeds, and further bounded and described as follows:

Beginning on the northeasterly side of said Portland Avenue at a 5/8-inch iron rod found, 0.5- feet above grade with cap marked "Ross 2205" at the southeasterly corner of land now or formerly of Warren D. Rand, III and Jill C. Rand as described in deed book 17934 page 603, thence

North 42°-32'-45" East a distance of 274.98 feet by said land of Rand to a 5/8-inch iron rod found, 0.7-feet above grade with cap marked "D&C 1293", thence

North 42°-32'-45" East a distance of 260.95 feet by land now or formerly of Kevin M. Morrison and Kimberly R. Massa as described in deed book 17106 page 182, thence

North 35°-04'-05" East a distance of 197.80 feet by land now or formerly of Griffin W. Banks as described in deed book 19181 page 521, thence

South 54°-55'-55" East a distance of 77.78 feet by land now or formerly of Mary D. and Jerre E. Keller as described in deed book 18064 page 82, thence

North 35°-04'-05" East a distance of 110.00 feet by said land of Keller, thence

North 49°-53'-29" West a distance of 292.24 feet by said land of Keller to the southeasterly side of Red Oak Drive, thence

North 35°-08'-55" East a distance of 6.83 feet by said Red Oak Drive to a 5/8-inch iron rod found, 0.1-feet above grade with cap marked "Ross 2205", thence

North 54°-51'-05" West a distance of 50.00 feet, crossing said Red Oak Drive to a concrete monument to be set on the northwesterly side of said Red Oak Drive, thence

South 35°-08'-55" West a distance of 201.00 feet by said Red Oak Drive, thence

North 54°-51'-05" West a distance of 150.51 feet by land now or formerly of Wayne M. and John H. Russell as described in deed book 17042 page 316, thence

North 35°-02'-13" East a distance of 192.59 feet by land now or formerly of Arthur J., Leata O., Sharri and Nikki Macdonald as described in deed book 15441 page 875 to a concrete monument to be set, thence

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North 35°-02'-13" East a distance of 839.61 feet by said land of Macdonald et als and land now or formerly of Arthur J., Leato O., and Nikki Macdonald and Jeffrey Page as described in deed book 15969 page 868 to an iron rod found, 0.8-feet above grade, thence
South 57°-47'-38" East a distance of 415.25 feet by land now or formerly of LGC Sea, LLC as described in deed book 18824 page 596 to a 2-inch iron pipe found, 1.6-feet above grade, thence

North 39°-48'-48" East a distance of 206.41 feet by said land of LGC Sea, LLC to a 1 ½-inch iron pipe found, 12-inches above grade, thence

South 54°-20'-00" East a distance of 586.68 feet by said land of LGC Sea, LLC to a 5/8-inch iron rod found, 0.5-feet above grade with cap marked "Ross 2205", thence

South 12°-52'-18" West a distance of 89.72 feet by said land of LGC Sea, LLC to a 5/8-inch iron rod found, 0.7-feet above grade with cap marked "Ross 2205", thence

South 12°-59'-09" West a distance of 89.59 feet by said land of LGC Sea, LLC to a 5/8-inch iron rod found, 0.3-feet above grade with cap marked "Ross 2205", thence

South 13°-01'-46" West a distance of 646.27 feet by land now or formerly of the State of Maine as described in deed book 2018 page 515 to a concrete monument to be set, thence

North 63°-26'-45" West a distance of 357.75 feet by remaining land of the Grantor herein to a concrete monument to be set, thence

North 06°-02'-40" East a distance of 122.33 feet by remaining land of the Grantor herein to a concrete monument to be set, thence

North 85°-22'-40" West a distance of 164.45 feet by remaining land of the Grantor herein to a concrete monument to be set, thence

North 13°-03'-41" East a distance of 144.77 feet by remaining land of the Grantor herein to a concrete monument to be set, thence

North 76°-56'-19" West a distance of 213.19 feet by remaining land of the Grantor herein to a concrete monument to be set, thence

Generally southwesterly on a curve to the left an arc distance of 15.71 feet by remaining land of the Grantor herein to a concrete monument to be set, the radius of said curve being 10.00 feet, thence

South 13°-03'-41" West a distance of 297.37 feet by remaining land of the Grantor herein to a concrete monument to be set, thence

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Generally southwesterly on a curve to the right an arc distance of 317.97 feet by remaining land of the Grantor herein to a concrete monument to be set, the radius of said curve being 525.00 feet, thence

South 47°-45'-47" West a distance of 92.27 feet by remaining land of the Grantor herein to a concrete monument to be set, thence

South 40°-35'-04" East a distance of 190.11 feet by remaining land of the Grantor herein to a concrete monument to be set, thence

North 44°-10'-26" East a distance of 129.19 feet by remaining land of the Grantor herein to a concrete monument to be set, thence

South 81°-38'-31" East a distance of 138.01 feet by remaining land of the Grantor herein to a concrete monument to be set, thence

South 01°-57'-57" West a distance of 173.63 feet by remaining land of the Grantor herein to a concrete monument to be set, thence

South 50°-06'-55" West a distance of 23.19 feet by remaining land of the Grantor herein to a concrete monument to be set, thence

North 54°-53'-45" West a distance of 86.27 feet by land now or formerly of "Beachwoods Condominium Phase II", thence

South 34°-53'-28" West a distance of 215.18 feet by said land of "Beachwoods Condominium Phase II" to a concrete monument to be set, thence

South 34°-53'-28" West a distance of 171.11 feet by said land of "Beachwoods Condominium Phase II", thence

South 71°-04'-44" West a distance of 8.08 feet by land now or formerly of Peter N. and Judy L. Gray as described in deed book 14458 page 205, thence

North 00°-42'-12" East a distance of 49.36 feet by said land of Gray, thence

North 84°-50'-31" West a distance of 120.71 feet by said land of Gray to a 5/8-inch iron rod found, 0.4-feet above grade with cap marked "Horne 1317", thence

South 57°-54'-44" West a distance of 86.73 feet by said land of Gray to a 5/8-inch iron rod found, 0.2-feet above grade with cap marked "Horne 1317", thence

South 64°-12'-14" West a distance of 87.92 feet by said land of Gray to a 5/-inch iron rod found, 0.3-feet above grade with cap marked "Horne 1317", thence

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South 29°-21'-43" West a distance of 137.76 feet by said land of Gray to a 5/8-inch iron rod found, 0.2-feet above grade with cap marked "Horne 1317" on the northeasterly side of said Portland Avenue, thence

North 25°-15'-38" West a distance of 482.56 by said Portland Avenue to the point of beginning. Containing 32.84 acres.

Excepting and reserving to the Grantor herein, in common with the Grantee herein, a 50-foot-wide driveway easement for ingress, egress and utilities leading generally northeasterly from Bordeaux Drive as depicted on said plan through the above-described premises to said remaining land of the Grantor herein, bounded and described as follows: Beginning on the southwesterly side of Bordeaux Drive at a point, said being North 64°-44'-52" East a distance of 15.83 feet from at a concrete monument to be set on the northeasterly side of Said Portland Avenue, thence

North 64°-44'-52" East a distance of 50.00 feet following the southerly side of said Bordeaux Drive to a point, thence

South 25°-15'-08" East a distance of 54.91 feet to a point, thence South 86°-31'-25" East a distance of 57.47 feet to a point, thence North 73°-34'-29" East a distance of 107.14 feet to a point, thence

North 37°-01'-33" East a distance of 137.08 feet to a concrete monument to be set, thence North 69°-04'-52" East a distance of 123.61 feet to a point, thence

North 44°-10'-26" East a distance of 150.18 feet to a point at the by remaining land of the Grantor herein, thence

South 40°-35'-04" East a distance of 50.21 feet by remaining land of the Grantor herein to a concrete monument to be set, thence

South 44°-10'-26" West a distance of 156.63 feet to a point, thence
South 69°-04'-52" West a distance of 120.29 feet to a point, thence
South 37°-01'-33" West a distance of 139.22 feet to a point, thence
South 73°-34'-29" West a distance of 132.43 feet to a point, thence
North 86°-31'-25" West a distance of 95.85 feet to a point, thence
North 25°-15'-08" West a distance of 84.52 feet to the point of beginning.

Together with the right in common with the Grantee herein, to cross said Bordeaux Drive from the above-described easement to the easterly side of Portland Avenue.

Granting to the Grantee herein, in common with the Grantor herein, an easement for ingress, egress, construction, and maintenance on a portion of the remaining land to be retained by owner also referred to as lot 325 on said plan, said easement leading generally

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northerly and easterly through said retained land and bounded and described as follows: Beginning at a point being located North 01°-59'-35" East a distance of 50.31 feet from a concrete monument to be set at the northerly corner of lot 324 as shown on said plan, thence

North 32°-43'-57" East a distance of 143.23 feet to a point, thence
North 63°-29'-25" East a distance of 44.15 feet to a point, thence
North 88°-12'-17" East a distance of 55.03 feet to a point, thence
South 50°-52'-48" East a distance of 33.77 feet to a point, thence
South 81°-33'-29" East a distance of 249.68 feet to a point, thence
North 08°-26'-31" East a distance of 8.97 feet to a point, thence
South 81°-33'-29" East a distance of 64.11 feet to a point, thence
South 08°-26'-31" West a distance of 45.30 feet to a point, thence
North 81°-33'-29" West a distance of 64.11 feet to a point, thence
North 08°-26'-31" East a distance of 16.33 feet to a point, thence
North 81°-33'-29" West a distance of 344.88 feet to a point, thence
South 32°-43'-57" West a distance of 140.83 feet to a point, thence
North 81°-38'-31" West a distance of 25.17 feet to the point of beginning.

Together with the right to cross and recross said remaining land of the Grantor herein from the end of the above-described driveway easement to the above-described construction and maintenance easement.

Granting also to the Grantee herein, the right to reasonably access and repair and maintain a culvert crossing under Red Oak Drive as depicted on said plan, where Red Oak Drive crosses over into the premises being conveyed herein.

Granting also to the Grantee herein, the right of ingress and egress for emergency vehicles to travel over and upon Red Oak Drive leading northeasterly from Portland Avenue to the premises being conveyed herein.

The above bearings refer to grid north and are based upon the Maine Coordinate System.

Meaning and intending to convey a portion of the same premises as set forth in deed from Courtyard Village Corporation to Mark Bureau dated July 1, 1991 and recorded in the York County Registry of Deeds in Book 5758, Page 128. Also meaning and intending to convey the same premises as set forth in corrective deed from Jean M. Witham and Donald Witham to Mark R. Bureau and Claire Rita Bureau dated February 27, 2002 and recorded in the York County Registry of Deeds in Book 11434, Page 217.

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