QUITCLAIM DEED DLN 4130124

CHRISTINIA A. MITCHELL, with a mailing address of 14 Thistle Drive, Gorham, Maine 04038, for consideration paid, **GRANTS** to **THISTLE PETITE CONDOMINIUMS LLC,** a Maine Limited Liability Company, f/k/a Mitchell Woods LLC, with a mailing address of 14 Thistle Drive, Gorham, Maine 04038, with **QUITCLAIM COVENANT**, that certain lot or parcel of land situated in **GORHAM**, County of **CUMBERLAND** and State of **MAINE**, and more particularly described as follows:

A certain lot or parcel of land located southerly of, but not adjacent thereto, the southerly sideline of County Road, so-called, in the Town of Gorham, County of Cumberland and State of Maine and shown as Curtilage Lot on the plan titled "Curtilage Lot Layout, Land of Mitchell Woods LLC, 34 County Road, Gorham, Maine", for Christina Mitchell, dated March 2021 as revised through 4/1/25, by BH2M, Inc., recorded in the Cumberland County Registry of Deeds in Plan Book 225, Page 130; said Curtilage Lot being more particularly described as follows:

Beginning at a capped iron rod to be set (PLS #2190) at the southwesterly corner of land now or formerly of Todd Cole, at the southeasterly corner of land now or formerly of Steven & Lady A. Polanco and at the northeasterly corner of Remaining Land of Mitchell Woods, LLC; said point of beginning being S 05°-19'-44" E a distance of 186.50 feet from a capped iron rod set (PLS #2190) on the southerly sideline of said County Road at the northwesterly corner of land of said Cole and the northeasterly corner of land of said Polanco;

thence from said point of beginning N 84°-55'-04" E along the land of said Cole a distance of 116.96 feet to a 5/8" iron rod found and land now or formerly of Maria S. Merritt & John D. Kyle;

thence S 01°-55'-55" W along the land of said Merritt & Kyle a distance of 215.46 feet to a capped iron rod to be set (PLS #2190) and Remaining Land of Mitchell Woods LLC;

thence S 84°-41'-43" W along the Remaining Land of Mitchell Woods LLC a distance of 89.82 feet to a capped iron rod to be set (PLS #2190);

thence N 05°-18'-17" W along the Remaining Land of Mitchell Woods LLC a distance of 214.28 feet to the point of beginning.

The above described Curtilage Lot contains 22,125 s.f.. All bearings refer to grid north.

The abovedescribed Curtilage Lot is conveyed together with a certain 40-foot wide access easement across the land of said Polanco in common with others located on the southerly sideline of said County Road and being more particularly described as follows:

Beginning at a capped iron rod to be set (PLS #2190) on the southerly sideline of said County Road at the northwesterly corner of land now or formerly of Todd Cole and the northeasterly corner of land of Steven & Lady A. Polanco as shown on aforesaid plan;

thence S 05°-19'-44" E along the land of said Cole a distance of 186.50 feet to a capped iron rod set (PLS #2190) and Remaining Land of Mitchell Woods LLC;

thence S 84°-55'-04" W along the Remaining Land of Mitchell Woods LLC a distance of 40.00 feet to a capped iron rod set (PLS #2190);

thence N 05°-19'-44" W across the land of said Polanco a distance of 186.65 feet to a capped iron rod to be set (PLS #2190) and the southerly sideline of said County Road;

thence N 85°-07'-43" E along the southerly sideline of said County Road a distance of 40.00 feet to the point of beginning.

The above described 40-foot access easement encompasses 7,463 s.f..

Being the premises conveyed to Christinia A. Mitchell as Trustee of the CA MITCHELL 2021 TRUST by Quitclaim Deed of Christinia A. Mitchell as Trustee of the CA MITCHELL 2021 TRUST recorded at the Cumberland County Registry of Deeds in Book 41195, Page 113, and by a Corrective Deed recorded at the Cumberland County Registry of Deeds in Book 41490, Page 222.

IN WITNESS WHEREOF, the said **Christinia A. Mitchell**, has signed this instrument on this 28th day of July, 2026.

Christinia A. Mitchell

STATE OF MAINE
COUNTY OF CUMBERLAND July 28th, 2026

Personally appeared the above-named Christinia A. Mitchell and acknowledged the foregoing to be her free act and deed.

BARBARA E. OWENS
Notary Public - Maine
My Commission Expires
11/13/2032

Before me,

Notary Public/Attorney-at-Law
July 28, 2026