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PROPERTY DESCRIPTION
For
Steve Thomas
(4.50 acre lot off Tuttle Road, Cumberland, Maine)

A certain lot or parcel of land situated off the Southwesterly side of the Tuttle Road in the Town of Cumberland, County of Cumberland and State of Maine being more particularly described as follows:

Beginning at a 5/8" capped rebar (#1328) found set in the ground on the Northwesterly side line of land now or formerly of Peter F. and Marie Gerrity (7221/158) at the Easterly corner of land now or formerly of MPG, LLC (30,818/84);

Thence N 41°00'42" W along land of the said MPG, LLC 379.84 feet to a 5/8" capped rebar (#1328) found set in the ground at the Northerly corner of land of the said MPG, LLC on the Southeasterly side line of land now or formerly of Chris A. and Ellen Bowden (27,142/108);

Thence N 50°31'04'E along land of the said Bowden and land now or formerly of Carl A. Germann (28,136/98), in part by a stone wall 507.03 feet to a point;

Thence S 43°42'32" E across land of the Grantor 381.34 feet to a point on the said side line of land of Gerrity;

Thence S 50°35'00" W along land of the said Gerrity and in part by a stone wall 525.00 feet to the point of beginning. Containing 4.50 acres.

This conveyance is made together with and subject to a 50 foot wide private right of way running Southwesterly from the Tuttle Road along the Southeasterly side line of land of the Grantor and the above described lot to land of the said MPG, LLC.

This right of way is intended to be used for any and all purposes for which a Town Road would be used including utilities.

Maintenance of this right of way shall be shared equally between all parties utilizing the said right of way;

All bearings are Magnetic of the year 1988.

Meaning and intending to convey a portion of the premises conveyed to this Grantor by deed recorded in the Cumberland County Registry of Deeds in book 4647 page 269.

212029-4.50acres

Initial SPT Initial MAD