# Trustee's Deed

DLN:3335526

**KNOW ALL PERSONS BY THESE PRESENTS,** That **I, Christinia A. Mitchell, Trustee of the CA Mitchell 2021 Trust,** for no consideration paid do hereby give grant, bargain and convey unto **Christinia A. Mitchell,** with WARRANTY covenants, a certain lot or parcel of land, together situated in the Town of Gorham, County of Cumberland and State of Maine, described as follows:

A certain lot or parcel of land located southerly of, but not adjacent to, 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 Christinia Mitchell, dated March 2021 as revised through April 1, 2025 by BH2M Inc,; 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 5º 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 84º 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 1º 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 84º 41' 43" W along the Remaining Land of Mitchell Woods LLC a distance of 89.82 fete to a capped iron rod to be set (PLS #2190);

Thence N 5º 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 above-described 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 5º 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;

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Thence S 84º 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 5º 19' 44" W across 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 85º 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 7463 s.f.

Being a portion only of the premises conveyed to Carol A. Wood, as Trustee of the CA Wood 2017 Trust by Quit Claim Deed of Carol A. Wood dated April 3, 2019 and recorded in the Cumberland County Registry of Deeds in Book 35562, Page 95.

**TO HAVE AND TO HOLD** the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said **Christinia A. Mitchell**, her heirs and assigns, to her and her use and behoof forever.

**IN WITNESS WHEREOF I, Christinia A. Mitchell, Trustee of the CA Mitchell 2021 Trust,** have hereunto set her hand and seal this 23 day of October, 2025

**CA Mitchell 2021 Trust**

Witness

**By: Christinia A. Mitchell, Trustee**

**State of Maine**

Cumberland County, ss, October 23, 2025

Personally appeared the above named, **Christinia A. Mitchell, Trustee of the CA Mitchell 2021 Trust** and acknowledged the above instrument to be his free act and deed in his stated capacity and the free act and deed of the **CA Mitchell 2021 Trust.**

Before Me,

**JILL E. MORRISSEAU**
**NOTARY PUBLIC-MAINE**
**MY COMMISSION EXPIRES 05-10-2027**

Notary Public/Attorney at Law