MAINE REAL ESTATE TAX-Paid

3437216

Warranty Deed

Maine Statutory Short Form

I, **Andrew J Doukas**, of 673 Congress Street, Portland ME 04101, **Grant** to **Craig Ouellette**, of 12 Main Street, Camden ME 04843, with **Warranty Covenants**, the following real property situated in the Town of Windham, County of Cumberland, State of Maine described as follows:

Map 30 Lot 10 (including lots formerly described as Map 30 Lot 11 and Lot 12) of the Property Maps of the Town of Windham, Cumberland County, Maine compiled by James W. Sewall Co., Old Town, Maine, dated April 1979-82, said Maps being filed for public inspection at the office of the Assessor of the Town of Windham ME.

The Town of Windham has combined Map 30 Lots 10, 11, and 12 into one lot now described as Map 30 Lot 10.

Reference is made to Standard Boundary Survey prepared for Robert Hundertmark by TKM Land Surveyors, Inc. (Job # 07-30) (Timothy DeFilipp PLS 2246) dated June 14, 2007. The description of this parcel on that survey is as follows:

Beginning at a capped iron rod marked #2288 on the westerly side of Birdsong Lane, at the southeast corner of land now or formerly of Anthony Napoleone-Sweet and Torrey Brosseau-Works of 22 Birdsong Lane (BK 22850 PG21), South 01° 16' 38" East 133.84 feet along the westerly sideline of Birdsong Lane to a capped iron rod marked #2288;

thence South 50° 26' 46" West 239.28 feet along the northwesterly sideline of land now or formerly of Michael A. Chase of 14 Birdsong Lane (BK 19534 PG 276) to a capped iron rod marked #2288;

thence North 47° 46' 58" West 35.41 feet to a stone wall corner;

thence North 50° 26' 46" East 134 feet along the southerly sideline of land now or formerly of William O. Winslow Sr. of 30 Swan Road (BK 10947 PG 22) to a No. 5 rebar set (PLS #2246);

thence North 12° 47' 12" East 126.76 feet along land of Winslow to a No. 5 rebar set (PLS #2246);

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thence continuing along land of Winslow North 32° 41' 34" West 57.81 feet to a capped iron rod marked #2288;

thence North 87° 25' 58" East 107.66 feet along the southerly sideline of land of Napoleone-Sweet to the point of beginning.

Bearings are magnetic to the year 2007.

This parcel was granted to Andrew J Doukas by correcting deed of Robert C. Hundertmark Jr. dated October 9, 2025, and recorded at the Cumberland County Registry of Deeds on October 9, 2025 in Book 41782 Page 170.

Witness, my signature this 2 day of January, 2026.

Andrew J Doukas

State of Maine
Cumberland, SS

Personally appeared before me, the above-named Andrew J Doukas, acknowledged the foregoing instrument to be his free act and deed, and subscribed his name above.

Notary Public

1/2/26
Date

PATRICK D. THORNTON
MAINE ATTORNEY AT LAW

Stamp or Seal