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MAINE REAL ESTATE TAX-Paid

DLN: 1002440275586

QUITCLAIM DEED WITH COVENANT

I, **GARY A. HIBBARD**, of the Town of Scarborough, County of Cumberland and State of Maine, hereby grant to **MEZOIAN DEVELOPMENT, LLC**, a Maine Limited Liability Company located in the City of Saco, County of York and State of Maine, with a mailing address of 4 Driftwood Lane, Saco, ME 04072, with quitclaim covenant, the real estate in the Town of Scarborough, County of Cumberland State of Maine, described as follows:

A certain lot or parcel of land located on the northeasterly sideline of Pine Point Road, so-called, in said Town of Scarborough, said parcel being more particularly described as follows:

Beginning at a capped iron rod to be set (PLS #2190) on the northeasterly sideline of said Pine Point Road at the southwesterly corner of land now or formerly of Timothy Thornton and Deirdre Thornton as described in deed recorded in the Cumberland County Registry of Deeds in Book 12703, Page 212; thence in a general northwesterly direction along the northeasterly sideline of said Pine Point Road and along a circular curve to the left, circumscribed by a radius of 2,914.93 feet, an arc length of 192.07 feet to a granite monument to be set and retained land of Grantor, said granite monument to be set being N 60° 45' 39" W a tie distance of 192.04 feet from said previous capped iron rod to be set; thence in an easterly direction along said retained land of Grantor and along a circular curve to the left (non-tangent to the last described line), circumscribed by a radius of 10.00 feet, an arc length of 15.59 feet to a granite monument to be set, said granite monument to be set being N 72° 41' 40" E a tie distance of 14.06 feet from said previous granite monument to be set; thence N 28° 01' 14" E along said retained land of Grantor a distance of 33.65 feet to a granite monument to be set; thence in a general northeasterly direction along said retained land of Grantor and along a circular curve to the right, circumscribed by a radius of 125.00 feet, an arc length of 92.45 feet to a granite monument to be set; said granite monument to be set being N 49° 13' 34" E a tie distance of 90.36 feet from said previous granite monument to be set; thence in a general northeasterly direction along said retained land of Grantor and along a circular curve to the left, circumscribed by a radius of 10.00 feet, an arc length of 15.37 feet to a granite monument to be set; said granite monument to be set being N 26° 22' 31" E a tie distance of 13.90 feet from said previous granite monument to be set; thence N 17° 39' 52" W along said retained land of Grantor a distance of 97.81 feet to a capped iron rod to be set (PLS #2190); thence S 87° 58' 50" W along said retained land of Grantor a distance of 274.00 feet to a 1" iron pipe found and land now or formerly of Pauline Lane; thence N 22° 54' 24" W along said land of Lane a distance of 191.51 feet to a 1 ½" iron pipe found and land now or formerly of Christina Ackroyd and Jeremy Ackroyd; thence N 23° 43' 20" W along said land of Ackroyd a distance of 160.34 feet to a ½" iron pipe found and land now or formerly of Anne Eastman and John Eastman; thence N 23° 40' 50" W along said land of Eastman a distance of 149.67 feet to a capped iron rod found (PLS #2205) and land now or formerly of Southern Maine Wholesale, LLC; thence N 65° 21' 47" E along said land of Southern Maine Wholesale, LLC a distance of 162.96 feet to a 1" iron pipe found and land now or formerly of the State of Maine, Inland Fisheries & Wildlife; thence S 15° 14' 07" E along said land of the

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Register of Deeds Jessica M. Spaulding E-RECORDED

State of Maine a distance of 72.00 feet to a capped iron rod to be set (PLS #2190); thence N 70° 09' 17" E along said land of the State of Maine a distance of 345.10 feet to a capped iron rod to be set (PLS #2190); thence S 60° 47' 41" E along said land of the State of Maine a distance of 157.92 feet to a capped iron rod to be set (PLS #2190); thence N 66° 38' 43" E along said land of the State of Maine a distance of 354.09 feet to a capped iron rod to be set (PLS #2190); thence S 06° 18' 56" E along said land of the State of Maine a distance of 295.00 feet to a 3/8" iron rod found; thence S 47° 35' 59" W along said land of the State of Maine a distance of 120.94 feet to a 3/8" iron rod found; thence S 24° 15' 43" E along said land of the State of Maine a distance of 97.98 feet to a 5/8" iron rod found; thence N 83° 26' 19" E along said land of the State of Maine a distance of 122.79 feet to a 5/8" iron rod found; thence S 37° 48' 25" E along said land of the State of Maine a distance of 232.15 feet to a 5/8" iron rod found; thence S 28° 48' 58" W along said land of the State of Maine a distance of 118.89 feet to a 1" iron pipe found and said land of Thornton; thence S 72° 20' 08" W along said land of said Thornton a distance of 607.20 feet to the point of beginning. Containing 635,058 square feet (14.58 acres). All bearings refer to grid north.

Being a portion of those premises conveyed to Gary A. Hibbard by deed of Gary A. Hibbard, Personal Representative of the Estate of Audrey E. Hibbard, dated September 15, 2022, and recorded in the Cumberland County Registry of Deeds in Book 39724, Page 336.

WITNESS my hand and seal, this 5th day of June, 2024.

Witness:

GARY A HIBBARD

STATE OF MAINE
COUNTY OF YORK, ss. June 5, 2024

Personally appeared the above-named Gary A. Hibbard and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Barbara J. Dresser, Attorney at Law

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