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DLN: 1001840042981

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RELEASE DEED

BARBARA DICKISON, also known as BARBARA VAN DICKISON, of 179 Taylor Road, Portsmouth, Rhode Island 02871, releases to BARBARA VAN DICKISON, Trustee of THE BARBARA VAN DICKISON LIVING TRUST dated July 9, 2018, of 179 Taylor Road, Portsmouth, Rhode Island 02871, the following described real estate:

A certain lot or parcel of land, with the buildings thereon, situated in Windham, County of Cumberland and State of Maine bounded and described as follows:

Beginning at an iron pipe in the westerly line of an existing right of way 50 feet in width, said pipe being South 18° 14' East 40 feet from the southeasterly corner of land conveyed by Bertha M. Allen to Ralph G. Cotton, et al by Warranty Deed dated November 22,1950 and duly recorded in the Cumberland County Registry of Deeds; Thence South 21° 26' East and by said westerly line of said right of way aforementioned, 130.9 feet to the northeasterly corner of the lot of land conveyed by Harold G. Wakefield, et al to Warren D. Sears, Jr., et al by deed dated May 24,1956 and recorded in said Registry of Deeds in Book 2302, Page 386, later conveyed by Rosemary E. Burns and Jerry J. Godfrey, III to Trevor Vickers, et al by deed dated October 5,1987 and recorded in said Registry of Deeds in Book 8033, Page 809. Thence, South 77° 29' West and by said land of Sears, 128 feet to the easterly shore of Collins Pond. Thence, North 12° 31' West and by said easterly shore of Collins Pond, 50 feet to land now or formerly of Bertha Allen; Thence, North 39° 23' East by said Allen land, 127.3 feet to the point of beginning.

Together with a right of way in common with others to use the right of way from the Varney Mill Road to Ralph G. Cotton land, as described in deed recorded in said Registry of Deeds in Book 2024, Page 264, and as shown on a Plan made by Chandler H. Barron, C.E., recorded in said Registry of Deeds in Plan Book 37, Page 14 (today known as Cotton Road) and also a right of way in common with others over the existing 50 foot wide right of way running southwesterly from said Cotton Road. The Grantee, by their acceptance of this deed agree to pay 1/2 of the cost of the repair, upkeep and maintenance of said existing 50 foot wide right of way.

Further granting a 50 foot wide right of way for all purpose for which a right of way may legally be used in common with others, along the East line of land conveyed by Bertha M. Varney to John H. Gregory, recorded in said Registry of Deeds in Book 2863, Page 263; said right of way to extend from the South terminus of the aforementioned existing 50 foot wide right of way to the North side of an existing 20 foot wide right of way granted by Bertha M. Varney to John H. Gregory in deed recorded in said Registry of Deeds in Book 2863, Page 263. Being a portion of the same premises conveyed to

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Robert E. Burditt, et al by deed of Rosemary E. Burns and Jerry J. Godfrey, III., dated December 30,1991, and recorded in said Registry of Deeds in Book 9846, Page 53.

Also, another certain lot or parcel of land, together with the existing septic field thereon, located in said Windham, easterly of the aforementioned existing 50 foot \ wide right of way leading from Cotton Road, bounded and described as follows:

The point of beginning is a 5/8" rebar with cap set on easterly side of said existing 50 foot wide right of way at a corner of land conveyed by said Rosemary E. Burns and Jerry J. Godfrey, III., to N. Avis Loring, et al by deed dated October 5,1987 and recorded in said Registry of Deeds in Book 8033, Page 809 and is located as follows:

Begin at a flush 4" square stone monument at the South end of the aforementioned existing 50 foot wide right of way, said monument being located 50 feet, more or less, northeast of a 1¼ inch by 1½ foot high iron pipe located at the North corner of land conveyed by Bertha M. Varney to John H. Gregory by deed recorded in said Registry of Deeds in Book 2863, Page 263. Thence, North 21° 32' 35" West 81.58 feet along the East side of said 50 foot wide right of way to a 5/8" rebar with cap set, this being the point of beginning. Thence, from the point of beginning South 41° East, 16.03 feet to a point and land conveyed by said Rosemary E. Burns, et al to Trevor Vickers, et al.; Thence, North 49° East by said Vicker's land, a distance of 40 feet to a point and said Loring, et al land; Thence, North 41° West by said Loring, et al land, a distance of 50 feet to a 5/8" rebar with cap set; Thence, South 49° West by said Loring, et al land 28 feet to a 5/8" rebar with cap set on the easterly side of said existing 50 foot wide right of way. Thence, South 21 ° 32'35'East by said right of way, 36.03 feet to a 5/8" rebar with cap set being the point of beginning.

Together with an easement for the existing 2" pressure line from the cottage lot first above described as it runs under existing 50 foot wide right of way and under land now or formerly of N. Avis Loring, et al to the second above described lot (being septic field lot) and the right to enter for purposes of repairing, maintaining and replacing said pressure line.

Also, together with the right to travel anywhere along the 50 foot wide buffer area described in deed from said Rosemary E. Burns, et al to N. Avis Loring and Viola M. Smith, dated October 5, 1987, and recorded in said Registry of Deeds in Book 8033, Page 809 to access the second parcel of land herein described (being the septic field lot) for the purpose of repairing, maintaining and/or replacing said septic field.

Also, together with a right of way in common with others over the 20 foot wide right of way described in a deed from Bertha M. Varney to John H. Gregory, recorded in said Registry of Deeds in Book 2863, Page 263, which right of way runs from said Cotton Road, so-called, westerly to land now or formerly of said John H. Gregory.

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Being the premises described in a deed from Todd M. Smith and Dolores L.B. Smith to Barbara Dickison dated July 30, 2018, recorded in said Registry of Deeds in Book 35026, Page 25.

Witness my hand and seal this 18 day of October, 2018.

Witness

Barbara Dickison

STATE OF RHODE ISLAND
County of Newport

October 18, 2018

Personally appeared the above named Barbara Dickison and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Notary Public

Name: Rebecca Farrea

SEAL

Received
Recorded Register of Deeds
Nov 09,2018 11:20:13A
Cumberland County
Nancy A. Lane