DLN#2712237

QUITCLAIM DEED

Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS, that **14425 E. Shadow Canyon Drive, LLC** with a mailing address of 20 Freedom Road, Scarborough, ME 04074, by the power conferred by law, and every other power, for consideration paid, grants to **Dawn Dempsey-McArdle**, having a mailing address of 20 Freedom Road, Scarborough, ME 04074, the land in the Town of Scarborough, in the County of Cumberland and State of Maine, described as follows:

A certain lot or parcel of unimproved land in the Town of Scarborough, Cumberland County, Maine and being Lot 40 as shown on a plan entitled" Subdivision Plan of Mitchell Hill Heights, Phases 2-5, Mitchell Hill Road, Scarborough, Maine" prepared for Gamage Realty, LLC by Sebago Technics dated May 29, 2003, as revised through December 21, 2004, and recorded in the Cumberland County Registry of Deeds in Plan Book 204, Pages 952 and 953 (which such plan is referred to hereinafter as the "Plan"). For informational purposes, reference is also made to a Third Amended Plan recorded in said Registry in Plan Book 211, Pages 301 and 302 (affecting Lots 50 and 51).

The within Lot is hereby conveyed subject to, and, as applicable, together with the benefit of, the following matters:

1. Terms, conditions restrictions and covenants as set forth in the Declaration of Covenants and Restrictions of Mitchell Hill Heights Subdivision, Scarborough, Maine dated January, 2003 and recorded on January 27, 2003, in said Registry in Book 18770, Page 31, as amended by a First Amendment dated as of February 19, 2004, and recorded in said Registry in Book 20953, Page 317, and a Second Amendment dated February 4, 2005, recorded in said Registry in Book 22299, Page 66, as amended by a Third Amendment dated December 7, 2006, recorded in said Registry in Book 24639, Page 220, and as amended by a Fourth Amendment dated December 7, 2006, recorded in said Registry in Book 24639, Page 222.

2. Terms and provisions of the following orders, findings and approvals issued by the State of Maine Department of Environmental Protection (the "DEP Orders"): (i) Stormwater Management Law Findings of Fact and Order, project number L-21144-NB-A-N dated January 13, 2003, recorded in Book 18882, Page 1 of said Registry of Deeds (affecting Phase I) and (ii) Site Location of Development Natural Resources Protection Stream & Wetland Alteration Water Quality Findings of Fact and Order" issued to Gamage Realty, LLC, Mitchell Hill Heights Phases 2-5, #L-21144-L3-C-N and #L-21144-TE-D-N (approval) dated November 15, 2004, and recorded in said Registry in Book 22074, Page 91, as amended by a Modification dated January 20, 2005, recorded in said Registry in Book 22298, Page 136, and as amended by a Condition Compliance dated January 20, 2005, recorded in said Registry in Book 22298, Page 142; and as further affected by a Minor Amendment recorded in said Registry in Book 28930, Page 14. In furtherance of said Orders, the premises are conveyed subjec to the DECLARATION OF COVENANTS AND

RESTRICTIONS (Wooded Buffer No Disturbance) dated March 25, 2005, executed by the Grantor herein and recorded in said Registry of Deeds in Book 22462, Page 185. It is expressly agreed and understood with respect to the foregoing DEP Orders that the owner of the within Lot shall be responsible for compliance with said DEP Orders insofar as the within Lot is concerned and that the Grantor herein expressly excepts and reserves any and all rights to seek amendments, modification or alterations to said DEP Orders with respect to any Lot or Lots retained by the Grantor and Grantor makes no representation or promise that any area preserved or provided as "buffer areas" thereunder, or as shown on the Plan, shall be maintained as such.

3. All of the terms, conditions or matters as shown or referred to on the Plan, including specifically and without limitation, a Grading and Maintenance Easement, which may be granted to the Town of Scarborough or the Association, and which right and easement is hereby excepted and reserved to Grantor along the lot frontages on Fengler Road and Freedom Road, to the extent the same have not been conveyed by the subsequently reference documents. Further, exception is hereby taken for and reference is made to the rights, easement and property conveyed by Gamage Realty to the Town of Scarborough by deeds recorded in said Registry in Book 29479, Page 347; Book 29480, Page 1 and Book 29480, Page 3, which conveyances may affect the within Lot and also address and satisfy certain conditions and requirements of subdivision approval.

4. All of the General Notes set forth on the Plan, including specifically and without limitation, notes 12, 13, 16, 17, 18, 20, 21, 22, 23, 25, and 27. With respect to said General Note 25, it is understood that the responsibility for the road and stormwater infrastructure may be transferred to and undertaken by the Association. Special reference is made to General Not 21 whereby all Lots are limited to the use of natural and/or organic compounds for lawn fertilizers. This provision is a requirement of the Town of Scarborough subdivision approval.

Being the same premises conveyed to 14425 E. Shadow Canyon Drive, LLC, by virtue of a deed from David L. Phillips, II, as Delegated Trustee of the David L. Phillips Sr. Living Trust dated March 20, 2015, and David L. Phillips, II as Delegated Trustee of the Janice S. Phillips Living Trust dated March 20, 2015, dated November 16, 2023 and recorded in the Cumberland County Registry of Deeds in Book 40483, Page 92.

WITNESS my hand this 13 day of May, 2025.

14425 E. Shadow Canyon Drive, LLC

Witness

By: Dawn Marie Dempsey-McArdle,
Its: Manager

Witness

By: Bryan M. McArdle
Its: Manager

DOC :16620 BK:41441 PG:175
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
05/13/2025, 01:30:00P
Register of Deeds Jessica M. Spaulding E-RECORDED

STATE OF Maine
COUNTY OF Cumberland ,ss May 13, 2025

Personally, appeared the above-named Dawn Marie Dempsey-McArdle and Bryan M. McArdle, in their capacity as the Managers of the 14425 E. Shadow Canyon Drive, LLC and acknowledged the foregoing instrument to be their free act and deed in said capacity and the free act and deed of said 14425 E. Shadow Canyon Drive, LLC.

Before me,

David C. West
Attorney at Law

Notary Public/Attorney-at-Law

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