Prepared By

William Dalton

21 Wilson Rd

Cumberland, Maine

04021

After Recording Return To

William Dalton

21 Wilson Rd

Cumberland, Maine

04021

Space Above This Line for Recorder's Use

MAINE QUIT CLAIM DEED WITHOUT COVENANT

State of Maine

Cumberland County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One-Dollar ($1.00) and/or other valuable consideration to the below in hand paid to:

William Dalton and Angela Cobb (Formerly Dalton), a divorced couple, with William Dalton residing at 21 Wilson Rd, Cumberland, Maine, 04021 and Angela Cobb (Formerly Dalton) residing at 34 Rocklinn Drive, Windham, Maine, 04062.

The receipt whereof is hereby acknowledged, the undersigned hereby conveys and quitclaims to William Dalton, a single individual, residing at 21 Wilson Rd, Cumberland , Maine, 04021 (hereinafter called the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Cumberland County, Maine, to-wit:

Beginning at a 5/8" rebar located on the southerly sideline of Wilson Rd, said rebar being located N 52°-34-45" E, 476.08 feet from the intersection at the easterly sideline of Route 101 and the southerly sideline of Wilson Road; thence N 89°-50' -26" E along the southerly sideline of Wilson Road, 250.00 feet to a 5/8" rebar marking the westerly corner of land now or formerly Vaccarello as described in deed book 19415, page 46 Cumberland County Registry of Deeds; thence S 41° -16' -56" E along the southwesterly sideline of Vaccarello, 621.24 feet at a no. 5 rebar marked PLS 586 at land of now or formerly Tubby as described in deed book 22837, page 1 Cumberland County Registry of Deeds and located on the northwesterly sideline of Deer Run Drive; thence S 52° -17' -34" W along land of Tubby and along land of now or formerly Jordan as described in deed book 15695, page 1 Cumberland County Registry of Deeds and along the northwesterly sideline of Deer Run Drive, 390.23 feet to a no. 5 rebar marked PLS 586 at land of the Chinese Gospel Church of Portland as described in deed book 24013, page 292 Cumberland County Registry of Deeds; thence N 38° - 32' - 47" W along the easterly sideline of the Chinese Gospel Church of Portland, 528.75 feet to a 5/8 rebar; thence N 04° -15' -02" W across land of the Grantor herein, 292.08 feet to the point of beginning. Parcel contains 5.80 acres and is a portion of land described in deed book 19416, page 43 Cumberland County Registry of Deeds. Bearings are magnetic as of the year 2002.

Reference made to plan entitled "Plan of Land on Mill Road and Route 100 in Cumberland, Maine for "James H. Wilson Estate" dated March 25, 1990, prepared by Daniel T.C. Lapoint and recorded at the Cumberland County Registry of Deeds in Plan Book 193, Page 95 and plan entitled "Plan for Private way on Wilson Road in Cumberland, Main for Expert Lawn & Landscape, Inc." dated March 2003, prepared by Survey, Inc. and recorded at the Cumberland County Registry of Deeds in Plan Book 203, Page 258.

Also conveying herewith in common with other lot owners on said Plan a right-of-way fifty (50) feet in width shown as "Wilson Road" on said Plan for the purposes of ingress and egress by pedestrians and vehicles and for the installation, repair, maintenance or replacement of any and all utility lines, pipes, conduits and there appurtenant facilities, and said right-of-way area may be improved for any such purposes.

The lot herein conveyed is SUBJECT to all rights, easements and notes as shown in said Plan recorded in Plan Book 193, Page 95.

The lot herein conveyed is further SUBJECT to the "James H. Wilson Estate Private Road Maintenance Agreement" recorded at the Cumberland County Registry of Deeds, and Grantee by acceptance of the herein deed covenants and agrees that the lot hereby conveyed shall be subject to the provisions of said agreement and binding on the respective heirs, devisees and assigns.

Meaning and intending to convey and hereby conveying a portion of the premises as set forth in a deed from William Dalton and Richard Scott Smart to Expert Properties LLC dated March 26, 2003 and recorded in the Cumberland County Registry of Deeds in Book 19416, Page 43

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoove of the said second party forever.

Date April 4th 2017

Grantor's Signature

William Dalton

21 Wilson Rd, Cumberland, Maine, 04021

Date April 10th 2017 (AD)

Grantor's Signature

Angela Cobb (Formerly Dalton)

34 Rocklinn Drive, Windham, Maine, 04062

(State of Maine)

County of Cumberland)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM DALTON whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 4th day of APRIL, 2017.

(SEAL) SEAL

Notary Public

ARNE L. BRUSHWEIN
Notary Public, Maine
My Commission Expires February 10, 2019

My Commission Expires:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ANGELA COBB whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 10th day of April, 2017.

SEAL

(Seal)

Notary Public

Received
Recorded Register of Deeds
Apr 26,2017 01:29:17P
Cumberland County
Nancy A. Lane

My Commission Expires: April 4, 2023