MAINE REAL ESTATE TAX-Paid

# WARRANTY DEED

Statutory Short Form

**DLN: 1002340239786**

KNOW ALL BY THESE PRESENTS, That **We, Austin Walter Clark and Jamie Wallace Clark**, whose mailing address is **7 Flagship Lane, Windham, ME 04062**, for consideration paid, grant to **Justin L. DiBiase**, whose mailing address is **539 Auburn Street, Portland, ME 04103**, with Warranty Covenants, the real property in the Town of **Windham**, County of **Cumberland** and State of **Maine**, more particularly described as follows:

**A certain lot or parcel of land located off the Southeasterly side of Nash Road in the Town of Windham, County of Cumberland and State of Maine being more particularly described as follows:**

**Beginning at the Easterly corner of land now or formerly of Paul Stultz (7889/104) on the Northwesterly boundary of land now or formerly of Central Maine Power Company (3027/812);**

**Thence N 39° 25' 26" W along the Northeasterly boundary of land of the said Stultz and also land now or formerly of Keith Plenum (9779/82) a total distance of 969.58 feet to a 5/8" capped rebar (#1328) set in the ground;**

**Thence N 49° 56' 04" E across land of the Grantor 519.39 feet to a 5/8" capped rebar (#1328) set in the ground;**

**Thence N 49° 48' 07" W across land of the Grantor 360.00 feet to a 5/8" capped rebar (#1328) set in the ground on the assumed Southeasterly side line of Nash Road;**

**Thence N 50° 50' 15" E along assumed Southeasterly side line of the said Nash Road 50.87 feet to a 5/8" capped rebar (#1057) found set in the ground at the Westerly corner of land now or formerly of Nellie Rae Knight;**

**Thence S 49° 48' 07" E along the Southwesterly boundary of land of the said Knight 1305.75 feet to the Southerly corner of land of said Knight on the Northwesterly boundary of land of the said Central Maine Power Company;**

**Thence S 47° 06' 30" W along the Northwesterly boundary of land of the said Central Maine Power Company 741.96 feet to the point of beginning, containing 14.76 acres.**

**The above described lot is conveyed together with the rights in common with others in and to an access easement more particularly described as follows:**

**Beginning at the Westerly corner of land of the said Nellie Rae Knight on the assumed Southeasterly side line on the said Nash Road;**

**Thence N 50° 50' 15" E. along the assumed Southeasterly side line of the said Nash Road 50.87 feet to a point;**

**Thence S 49° 48' 07" E across land of the said Knight 200.00 feet to a point;**

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Register of Deeds Jessica M. Spaulding E-RECORDED

**Thence S 37° 01' 55" E continuing across land of the said Knight 226.21 feet to a point on the Northeasterly boundary of the above described lot;**

**Thence N 49° 48' 07" W along the Southwesterly boundary of the said Knight 430.00 feet to the point of beginning.**

**The above described access easement is intended to be used for any and all purposes for which a town road would be used including utilities.**

**The above described lot is conveyed subject to the rights of others in and to a 50 foot wide private right of way running Southwesterly from Nash Road along the first 430 feet to the Northeasterly boundary of the above described lot. This right of way or easement is intended to be used for any and all purposes for which a town road would be used including utilities.**

**This was a conveyance to an abutter as conveyed in deed from Fortin Home Construction, Inc. to Diamond Developments LLC dated June 15, 2006 and recorded in Book 24079, Page 175.**

**Subject to and benefitted by a Confirmatory Easement and Road Maintenance Agreement dated January 27, 2017 and recorded in Book 33792, Page 271.**

Meaning and intending to convey and conveying the real property described in a deed to **Austin Walter Clark and Jamie Wallace Clark** dated December 18, 2015 and recorded with the Cumberland County Registry of Deeds in Book 32807, Page 85.

Witness our hands and seals this 30th day of June, 2023.

Witness:

_____

_____
Austin Walter Clark

_____
Jamie Wallace Clark

STATE OF **MAINE**
COUNTY OF **CUMBERLAND**, ss. June 30, 2023

Personally appeared on the above date, the above-named **Austin Walter Clark and Jamie Wallace Clark** and acknowledged the foregoing instrument to be their free act and deed.

Kerry E. Kimball
State of Maine
Attorney At Law
Bar #8577

Before me,

_____
Notary Public/Attorney at Law
Print name:
Exp: _____