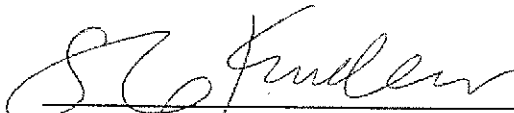


MAINE REAL ESTATE TAX-Paid

WARRANTY DEED
Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS, That **Jeridiah J. Winters** and **Tory H. Winters**, formerly known as **Tory H. McKenney**, of Wells in the County of York and State of Maine, for consideration paid, grant to **Michael Robillard** and **Lindsey E. Robillard**, whose mailing address is 37 Ware Street, West Brookfield, Massachusetts 01585, with **WARRANTY COVENANTS as Joint Tenants with Rights of Survivorship**, the real property situated in **Raymond**, County of **Cumberland** and **State of Maine** more particularly described in Exhibit A attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, this instrument has been executed by **Tory H. Winters** this 27th day of January, 2021.



Witness to all



Tory H. Winters

State of Maine
County of Cumberland, ss.

January 27, 2021

Personally appeared before me the above named **Tory H. Winters** and acknowledged the foregoing instrument to be her free act and deed.

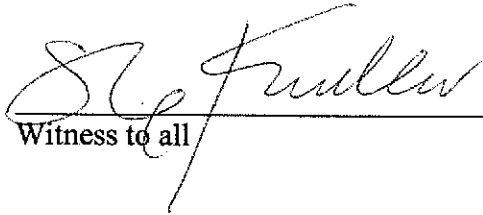


Notary Public/Attorney at Law

DLN: 1002140131159

SUSAN CAGE KNEDLER
Notary Public, Maine
My Commission Expires November 22, 2025

IN WITNESS WHEREOF, this instrument has been executed by **Jeridiah J. Winters** this 27th day of January, 2021.


Witness to all


Jeridiah J. Winters

State of Maine
County of Cumberland, ss.

January 27, 2021

Personally appeared before me the above named **Jeridiah J. Winters** and acknowledged the foregoing instrument to be his free act and deed.



Notary Public
SUSAN GACE KNEDLER
Notary Public, Maine
My Commission Expires November 22, 2025

EXHIBIT A
(DEED)

A certain lot or parcel of land located on a private road known as Quarry Cove Road in the Town of Raymond, County of Cumberland and State of Maine and shown on the plan titled "Standard Boundary Survey & Division Plan, Land of Larry & Brenda Willis, Northerly Side of Quarry Cove Road, Raymond, Maine" for Larry Willis, dated September 2008 as revised through January 30, 2018, by Berry Huff McDonald Milligan Inc.; said parcel being more particularly described as follows:

Beginning at a capped iron rod found (PLS #2190) on the southerly sideline of said Quarry Cove Road and on the northerly sideline of land now or formerly of Troy & Cheryl Willis at the southeasterly corner of land now or formerly of Janet Willis as shown on aforesaid plan;

thence N 22° 15' 03" E across said Quarry Cove Road and along the land of said Janet Willis a distance of 1,171.31 feet to a capped iron rod found (PLS #1262) and land now or formerly of Adma Willis;

thence S 72° 07' 00" E along the land of said Adma Willis a distance of 68.52 feet to a capped iron rod found (PLS #2190) and land now or formerly of Patricia & Dennis Randall;

thence S 15° 50' 20" E along the land of said Randall a distance of 1,120.23 feet to a capped iron rod found (PLS #2190) and the northerly sideline of said Quarry Cove Road;

thence in a general westerly direction along the northerly sideline of said Quarry Cove Road and along a circular curve to the right (non-tangent to the last described line), circumscribed by a radius of 210.00 feet, an arc length of 83.60 feet to a point, said point being S 79° 07' 29" W a tie distance of 83.05 feet from said previous capped iron rod found;

thence N 89° 29' 13" W along the northerly sideline of said Quarry Cove Road a distance of 184.21 feet to a point;

thence N 85° 08' 51" W along the northerly sideline of Quarry Cove Road a distance of 32.19 feet to a point;

thence S 03° 24' 21" W across said Quarry Cove Road a distance of 50.02 feet to a capped iron rod found (PLS #2190) on the southerly sideline of said Quarry Cove Road and land now or formerly of Tanya & Joseph White;

thence N 85° 08' 51" W along the southerly sideline of said Quarry Cove Road and along the land of said White and along land of said Troy & Cheryl Willis a distance of 264.71 feet to a capped iron rod found (PLS #2190);

thence N 67° 07' 41" W along the southerly sideline of said Quarry Cove Road and along the land of said Troy & Cheryl Willis a distance of 200.00 feet to a point;

thence S 69° 41' 02" W along the southerly sideline of said Quarry Cove Road and along the land of said Troy & Cheryl Willis a distance of 70.00 feet to point of beginning.

The above described parcel contains 498,148 square feet (11.44 acres). All bearings refer to grid north.

The above described parcel is SUBJECT TO an existing 50-foot-wide right of way known as Quarry Cove Road for ingress and egress and installation of utilities located over the southerly portion as shown on aforesaid plan.

TOGETHER WITH a right in common with Ralph M. Willis, et. al. to pass and repass on foot and with vehicles of all kinds and for the installation of public utilities within said right of ways, over the presently existing road leading from the Town Road at a point near the Girls Camp to the southwesterly corner of the lot herein conveyed or an alternate route provided by Ralph M. Willis, his heirs or assigns herein. The right to use said road is granted as an incident to said lot and is not to be transferred by the said Grantees herein, their heirs and assigns, to any person or persons, excepting right of way may be transferred as incidental to and for the use of the owners of said lot. Said right of ways to include and are known as Quarry Cove Road, Papoose Island Road and Willis Road, including an extension thereof from its current terminus at the land of Colleen March to the property to be conveyed.

TOGETHER WITH a certain 50-foot-wide easement for ingress and egress on foot or with vehicles, etc. more particularly defined in Book 31091, Page 169 of the Cumberland County Registry of Deeds, located in the southeasterly corner of the abutting lot of Sebago Mineral & Gem, LLC and being more particularly described as follows:

Beginning at a capped iron rod found (PLS #1057) at the southwesterly corner of the above described parcel and the northwesterly corner of land now or formerly of Colleen Marsh;

thence S 22° 08' 24" E along the land of said Marsh a distance of 229.43 feet to a capped iron rod found (PLS #2190);

thence continuing S 22° 08' 24" E a distance of 10 feet more or less to the low water mark of Camp Cove of Sebago Lake;

thence in a general westerly direction along the lower water mark of Camp Cove of Sebago Lake a distance of 65 feet more or less to a point, said point being S 87° 33' 38" W a tie distance of 53.11 feet from said previous capped iron rod found;

thence N 22° 08' 24" W across the above described parcel a distance of 213.64 feet to a point;

thence N 17° 17' 18" W across the above described parcel a distance of 52.12 feet to a point;

thence N 72° 42' 42" E across the above described parcel a distance of 50.00 feet to a point and the above described parcel;

thence S 17° 17' 18" E along the above described parcel a distance of 50.00 feet to the point of beginning.

The above described easement encompasses 14,430, more or less, square feet. Said easement to serve a maximum of one dock and a maximum of one lot of the land transferred from Larry and Brenda Willis in this transaction.

Meaning and intending to convey and hereby conveying the same premises described in a deed from Larry C. Willis and Brenda B. Willis to Jeridiah J. Winters and Tory H. McKenney, now known as Tory H. Winters, said deed dated March 14, 2018 and recorded in said Registry of Deeds in Book 34725, Page 281.

