

SUGGESTED DEED DESCRIPTION

**LOT 6A-26
BAKER ROAD
GRAND TRAIL PLACE II
WELLS, MAINE**

KNOW ALL MEN BY THESE PRESENTS, That _____, having a mailing address of _____, for consideration paid, grant to _____, both having a mailing address of _____, **with WARRANTY COVENANTS**, the land and interest in land situated in the Town of Wells, in the County of York and State of Maine, and being more particularly bounded and described as follows:

A certain lot or parcel of land located on the southwesterly sideline of Baker Road, so-called, in the Town of Wells, County of York and State of Maine and shown as Lot 6A-26 on the plan titled "2nd Amended Subdivision Plan B, Grand Trail Place II, Lindsey Road, Wells, Maine" for Daniel Chase Family Real Estate Trust, dated May 2022 as revised through 5/9/22, by Berry Huff McDonald Milligan, Inc. and recorded in the York County Registry of Deeds in Plan Book _____, Page _____; said Lot 6A-26 being more particularly described as follows:

Beginning at a capped iron rod to be set (PLS #2190) on the southwesterly sideline of said Baker Road at the northwesterly corner of Lot 6A-27 as shown on aforesaid plan;

thence S 35°-31'-23" W along said Lot 6A-27 a distance of 170.00 feet to a capped iron rod to be set (PLS #2190) and Open Space as shown on aforesaid plan;

thence N 54°-28'-37" W along said Open Space as shown on aforesaid plan a distance of 125.00 feet to a capped iron rod to be set (PLS #2190) and lot 6A-36;

thence N 35°-31'-23" E along said Lot 6A-36 a distance of 170.00 feet to a capped iron rod to be set (PLS #2190) and the southwesterly sideline of said Baker Road;

thence S 54°-28'-37" E along the southwesterly sideline of said Baker Road a distance of 125.00 feet to the point of beginning.

The above described Lot 6A-26 contains 21,250 s.f.. All bearings refer to magnetic north as observed in 1991.

The above described Lot 6A-26 is subject to a certain 15'x 170' utility easement located along the easterly portion abutting lot 6A-27 and shown on the aforesaid plan for a more particular description.

The above described Lot 6A-26 is also subject to a certain 30'x 170' no cut buffer located along the westerly portion abutting lot 6A-36 and shown on the aforesaid plan for a more particular description.

Also conveying herewith the rights-of way and easements for ingress and egress on foot or in vehicles and for the use, introduction, maintenance, repair and replacement of all utility services in, on over and under the surface of those areas depicted as Grand Trail Drive and Baker Road and as rights of way and easements on said plan to be used in common by the within Grantor, the within Grantees, and all others who may now have or may be hereinafter granted the right to use the same, their respective heirs successors and assigns.

Also conveying herewith the right to use the lot identified as "Open Space on the Plan for passive recreational purposes, except in those areas where there is active forestry activity in progress.

The premises are conveyed subject to and together with the benefit of the provisions of the following:

- A. Declaration of Grand Trail Place II & III Homeowners' Association with Covenants, Restrictions and Conditions dated _____ and recorded in York Registry of Deeds in Book _____, page _____, together with all the obligations of membership and cost sharing set forth therein; and
- B. Provisions of Maine Department of Environmental Protection permits #L-27578- NJ-A-N and #L-27578-TC-B-N dated December 18, 2017 and #L-27578-NJ-C-A and #L-27578-TC-D-N dated September 3, 2021, including the obligation to adhere to all conditions, restrictions and requirements of the same and the within Grantee(s) shall not permit, direct, or otherwise all a third-party to violate the same.
- C. Provisions of The Army Corps of Engineers permit #NAE-2019-01650 dated November 6, 2020, including the obligation to adhere to all conditions, restrictions and requirements of the same and the within Grantee(s) shall not permit, direct, or otherwise all a third-party to violate the same.