

QUITCLAIM DEED
(With Covenant)

KNOW ALL By *THESE PRESENT* that **RT Property Holdings, LLC**, a Maine limited liability company with a mailing address of 1371 Meetinghouse Road, Wells, ME 04090 for consideration paid, *grants* to _____, with a mailing address of _____, with *Quitclaim Covenants*, as *Joint Tenants/Tenants in Common*, a certain parcel of land, with the buildings thereon, situated on Sanford Road in the Town of Wells, County of York, State of Maine and being further shown and delimited as **Lot 1, being shown a plan entitled “Subdivision Plan, The Timbers, Wells, York County, Maine” by JPS Professional Services, dated MM/DD/YYYY, and recorded in the York County registry of Deeds in Plan Book XXX Page XXX.** to recorded in the York County Registry of Deeds, (the “Plan”).

The above-described Lot is conveyed **TOGETHER WITH** A sixty-two foot (62’) wide Access and Utility Easement located on Assessor’s Parcel Map 55 Lot 13-2 in the Town of Wells, York County, Maine and being further described as follows:

Commencing at a 5/8” iron rod with cap marked “Patrick W. Johnson PLS 2408 at the intersection of the easterly right-of-way line (ROW) of State Route 109 (aka Sanford Road) and the northerly sideline of so-called Foliage Way, a private drive being situated wholly in Lot 2, said point also being the ***Point of Beginning***,

Thence running N 71° 44’ 33" E a distance of 37.99 feet to a to a ***Point of Curvature*** marked by a 5/8” iron rod with cap marked “Patrick W Johnson PLS 2408”;

Thence turning and running 155.69 feet along the arc of a curve to the right with a radius of 187.00 feet along the southerly property line of Lot 1 to a corner common to Lot 1 and Lot 2 marked by a 5/8” iron rod with cap marked “Patrick W Johnson PLS 2408”;

Thence turning and running S 30° 32’ 49" W a distance of 62.02 feet to a corner of the easement on the southerly sideline of said Foliage Way marked by a 5/8” iron rod with cap marked “Patrick W Johnson PLS 2408”;

Thence turning and running 145.72 feet along the arc of a curve to the left with a radius of 125.00 feet, concentric to and equidistant from the previously described curve to a to a ***Point of Tangency*** marked by a 5/8” iron rod with cap marked “Patrick W Johnson PLS 2408”;

Thence turning and running S 71° 44' 33" W a distance of 37.99 feet to a point on the easterly ROW of State Route 109 marked by a 5/8" iron rod with cap marked "Patrick W. Johnson PLS 2408;

Thence turning and running along said easterly ROW of State Route 109 N 18° 15' 27" W, a distance of 62.00 feet to the point being the *Point of Beginning*.

The above-described Lot is conveyed **TOGETHER WITH** access to and use of the Open Space located wholly on Lot 2 and designated on the plan referenced herein as follows,

Access across the property line common to Lot 1 and Lot 2 bearing N 37° 21' 37" E a distance of 19.42 feet between two corners common to Lot 1 and Lot 2 marked by a 5/8" iron rods with cap marked "Patrick W Johnson PLS 2408". Said access being situated in the southeast corner of Lot 1;

The above-described Lot is conveyed **SUBJECT TO** all of the notes, conditions, restrictions, easements and limitations set forth on the Plan and by acceptance of this deed the Grantees, their heirs and assigns covenant and agree to recognize, respect and adhere to them.

Meaning and intending to convey and hereby conveying a portion only of the same premises conveyed to the Grantor by the following deed:

Deed from **Inhabitants of the Town of Wells** dated May 12, 2021 and recorded in the York County Registry of Deeds in Book 18667, Page 464.

IN WITNESS WHEREOF, **RT Property Holdings, LLC** has caused this instrument to be signed
this _____ day of _____, 2022

RT Property Holdings, LLC

Witness

By:
Its: Authorized Agent

STATE OF MAINE
COUNTY OF _____, 2022.

Then personally appeared the above-named, _____, **Authorized Agent of RT Property Holdings, LLC**, and acknowledged the foregoing instrument to be his free act and deed in said capacity.

Before me,

Notary Public