

DLN: 1002240215457

After recording return to:
City of Biddeford
P.O. Box 586
Biddeford, ME 04005

(space above is reserved for recording information)

WARRANTY DEED
Maine Statutory Short Form

No Transfer Tax

KNOW ALL PERSONS BY THESE PRESENTS, That **GERVAIS DUBE PROPERTIES, INC.** a Maine Corporation, having a mailing address of 18 Ponderosa Lane #101, Biddeford, ME 04005 for consideration paid, grants to **THE CITY OF BIDDEFORD**, a body politic and Corporate located in Biddeford, York County, Maine, having a mailing address of P.O. Box 586, Biddeford, ME 04005 with **WARRANTY COVENANTS**, the land and interest in land situated in Biddeford in the County of York and State of Maine, described as follows:

A certain lot or parcel of land situated in Biddeford in the County of York, and State of Maine, on the northerly side of West Street, bounded and described as follows:

Beginning on said street at the easterly corner of land of one Staples;

Thence running northerly in a straight line by land of Staples, Lambert, Fillion, and other land of Alma E. Stackpole, et al., Silver Gabois, Richards and continuing the same general course of land formerly of one Roderique;

Thence turning and running easterly by said Roderique land, land formerly of Hanson, Freeman and Gordon;

Thence turning and running southerly by land of said Gordon and land of one Gage to West Street;

Thence turning and running westerly by said West Street to said Staples land and point of beginning.

Together with the right, title and interest, if any, which the grantors have in and to a right-of-way, forty (40) feet in width leading between said premises and Granite Street.

This conveyance is made subject to, and/or there are excepted and reserved from this conveyance, (1) the premises conveyed to Conrad A. Belanger and Adleine M. Belanger by deed recorded in the York County Registry of Deeds in Book 2167, Page 621; (2) the portion of the premises and the streets and ways delineated on the plan of Bowdoin Park, recorded in the York County Registry of Deeds in Book 33, Page 14; (3) the pumping station lot, so-called, near the northeasterly terminus of Harold Avenue, so-called; and (4) the rights and easements for water and sewer facilities and from watercourses within the premises.

Being the same premises conveyed to Gervais Dube Properties, Inc by warranty deed of Biddeford West Family Limited Partnership, a New Hampshire Limited Partnership, dated on June 25, 2001 and recorded in the York County Registry of Deeds in Book 10746, Page 109, less the exceptions hereinafter set forth.

Further excepting and reserving herefrom, however, those portions of the above described premises shown and depicted as numbered lots or streets or roadways which are not now public streets or roadways on the following described plans:

- A. "4th Amendment, Harold Avenue Terrace, Land of Gervais Dube Properties, Inc., Harold Avenue, Biddeford, Maine", dated August 2020, prepared by BH2M and recorded in the York County Registry of Deeds in Plan Book 410, Page 12, and
- B. "Amended Plan, Winding Creek Subdivision, Robin Circle, Biddeford, Maine", dated April, 2006, as revised through October 13, 2009, prepared by BH2M and recorded in the York County Registry of Deed in Plan Book 341, Page 46.

Further excepting and reserving herefrom however, to the extent not previously excepted, those premises described in the following deeds:

- A. Gervais Dube Properties, Inc., to E & R Development Corporation dated October 26, 2021 and recorded in the York County Registry of Deeds in Book 18863, Page 354; and
- B. Gervais Dube Properties, Inc, to Joyce M. Stickle dated September 24, 2020 and recorded in the York County Registry of Deeds in Book 18389, Page 436, and
- C. Gervais Dube Properties, Inc, to Alpha Euodoo, LLC dated May 26, 2021 and recorded in the York County Registry of Deeds in Book 18679, Page 892.

The above described premises are hereby conveyed: (1) subject to such utility service easements or other easements or rights-of-way on, over, under or across said property as may now have any legal existence, including, but not limited to, easement given to Central Maine Power Company and Verizon New England, Inc. dated November 16, 2001, and recorded in the York County Registry of Deeds in Book 11366, Page 5; easement given to Central Maine Power Company and Verizon New England, Inc. dated November 20, 2002 and recorded in the York County Registry of Deeds in Book 12335, Page 220; rights and easements set forth in deed of Gervais Dube Properties, Inc. to the City of Biddeford dated January 7, 2003 and recorded in the York Registry of Deeds in Book 1234, page 347; (2) together with the benefit of any appurtenant utility service easements or other easements or rights-of-way; (3) subject to all federal, state and local land use statutes, ordinances and regulations including, but not limited to, those

matters set forth in Site Location Order of the Maine Department of Environmental Protection dated August 8, 2001, and recorded in York Registry of Deeds in Book 10937, page 91 and (4) those easements and matters shown on the above referenced plans, not intending, however, to subject the above conveyed to any restrictive covenants or maintenance obligations applicable to the numbered lots on the plan.

The above described premises are conveyed subject to the covenant and restriction is imposed for the benefit of the owners of lots on the above referenced plans acting by and through its duly constituted Homeowner's Association or the owners of the land as described in the above referenced deeds as excepted parcels that the real estate herein conveyed shall be used for recreational purposes only together with the right to construct, maintain, improve and repair a trail system including sitting areas or non-mechanized exercise stations and to provide for the removal of trees and undergrowth in accordance with good forestry practice.

IN WITNESS WHEREOF, GERVAIS DUBE PROPERTIES, INC., has caused this instrument to be executed by Gervais J. Dube, its President, thereunto duly authorized this 21st day of October, 2022

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF:

GERVAIS DUBE PROPERTIES, INC.

Richard M. [Signature]
Witness

by: Gervais J. Dube [Signature]
Gervais J. Dube, its President

STATE OF MAINE
YORK, ss.

October 21, 2022

Personally appeared the above named Gervais J. Dube, President of Gervais Dube Properties, Inc., and acknowledged the foregoing instrument to be his free act and deed in his capacity and the free act and deed of said corporation.

Before me,

Richard A. [Signature]
Notary Public/Maine Attorney at Law

Printed Name: RICHARD A. [Signature]
My commission expires: _____

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