

WARRANTY DEED

VILLAGE GREEN CUMBERLAND, LLC, a Maine limited liability company with a place of business in Portland, Maine and a mailing address of P.O. Box 3572, Portland, Maine 04104, for consideration paid, grants to TOWN OF CUMBERLAND, a municipal corporation with a mailing address of 290 Tuttle Road, Cumberland, Maine 04021, with Warranty Covenants, the following real property:

A certain lot or parcel of land on the easterly side of Main Street, also known as Route 9, in the Town of Cumberland, County of Cumberland and State of Maine, being a sixty (60) foot wide strip of land shown as "Wyman Way (60' Wide Public R.O.W.)" and as "Drowne Road (60' Wide Public R.O.W.)" on a plan entitled "Village Green, Cumberland, Maine Final Subdivision Plan", by DeLuca-Hoffman Associates, Inc. and Titcomb Associates, Inc., approved by the Town of Cumberland Planning Board, dated May 2011, revised as of September 13, 2011, recorded in the Cumberland County Registry of Deeds in Plan Book 211, Page 345, as amended by "Village Green, Cumberland, Maine Final Amended Subdivision Plan" dated May 2011, revised as of January 5, 2012, approved by the Town of Cumberland, recorded in the Cumberland County Registry of Deeds in Plan Book 212, Page 18 (the "Plans"), being more particularly bound and described on Schedule A attached hereto and made a part hereof.

The above described premises are conveyed subject to the following:

1. Matters shown on the Plans.
2. Covenants, conditions and restrictions set forth in the General Declaration of Covenants and Restrictions Village Green, Phase I, Cumberland, Maine dated January 17, 2012 and recorded in the Cumberland County Registry of Deeds in Book 29298, Page 73.
3. Terms and provisions of a Contract Zoning Agreement by and between the Town of Cumberland and Village Green Cumberland, LLC Relating to Phase I of the Village Green Revitalization Master Plan (The former "Doane" Parcel Consisting of Approximately 40.7 Acres)" dated April 11, 2011 and recorded in the Cumberland County Registry of Deeds in Book 28735, Page 158.
4. Terms and conditions of a State of Maine Department of Environmental Protection Department Order in the Matter of Village Green Cumberland LLC, Cumberland, Cumberland County, Village Green, Site Location of Development Act, Natural Resources Protection Act, Tier Two Wetland Alteration, Stream Alteration, Water Quality Certification Findings of Fact and Order, Permit #s L-25376-L3-A-N, L-25376-TE-B-N, and L-25376-L6-C-N dated November 10, 2011 and recorded in the Cumberland County Registry of Deeds in Book 29153, Page 214, and any applicable municipal approval as referenced in said order, and terms and conditions of a Minor Revision Findings of Fact and Order L-25376-L3-D-M dated April 6, 2012 and recorded in said Registry of Deeds in Book 29531, Page 134.

5. Rights and easements granted to Portland Water District as set forth in a deed from Village Green Cumberland, LLC dated March 14, 2012 and recorded in the Cumberland County Registry of Deeds in Book 29429, Page 237.

6. Rights and easements granted to Central Maine Power Company by Village Green Cumberland, LLC as set forth in an instrument dated May 17, 2012 and recorded in the Cumberland County Registry of Deeds in Book 29701, Page 313.

7. That portion of the above described premises shown on the Plans as "Wyman Way (60' Wide Public R.O.W.*)" is subject to the following:

a. Rights and easements granted to Central Maine Power Company and New England Telephone and Telegraph Company by Richard L. Doane, Richard W. Doane and Jeffrey W. Doane as set forth in an instrument dated August 2, 1989 and recorded in the Cumberland County Registry of Deeds in Book 8876, Page 255.

b. Rights reserved by Richard L. Doane and Lisa A. Doane in a deed to Richard W. Doane and Jean L. Doane dated August 15, 1997 and recorded in the Cumberland County Registry of Deeds in Book 13267, Page 68.

c. Road Maintenance Agreement by and among Richard W. Doane, Lisa A. Doane, Jean L. Doane, Jeffrey W. Doane, Richard L. Doane, Dale Farris and Cynthia S. Farris dated August 18, 1997 and recorded in said Registry of Deeds in Book 13267, Page 71.

d. Easement rights reserved by Jeffrey W. Doane as set forth in a deed from Richard W. Doane, Jean L. Doane, Richard L. Doane and Jeffrey W. Doane dated September 13, 2000 and recorded in the Cumberland County Registry of Deeds in Book 15732, Page 22, for the benefit of the premises conveyed by Margaret G. Wyman to Jeffrey W. Doane in a deed dated March 17, 1989 and recorded in said Registry of Deeds in Book 8702, Page 74.

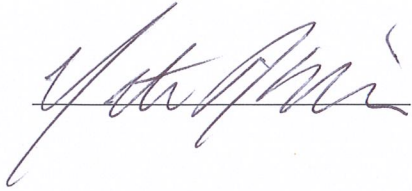
e. Matters shown on a plan entitled "Plan of Property made for Jeffrey W. Doane" by Titcomb Associates dated October 13, 1988 and recorded in the Cumberland County Registry of Deeds in Plan Book 201, Page 141. (Affects Wyman Way)


Meaning and intending to convey and hereby conveying all those portions of Wyman Way and Drowne Road that are designated as 60' wide public rights of way on the Plans and are located within the Village Green subdivision premises conveyed to Village Green Cumberland LLC by the Town of Cumberland by deed dated January 18, 2012 and recorded in the Cumberland County Registry of Deeds in Book 29285, Page 284, but not conveying the portion of Wyman Way that is designated as a 50' wide private right of way on the Plans.

In Witness Whereof, Village Green Cumberland, LLC, has caused this instrument to be executed this 12th day of November, 2015.

WITNESS:

VILLAGE GREEN
CUMBERLAND, LLC
By Bateman Investments, LLC
Its Manager

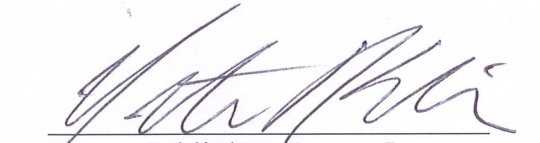


By: 
Nathan Bateman
Its Member and Manager

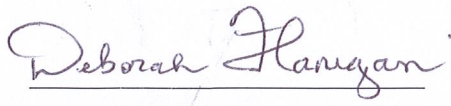
State of Maine
County of Cumberland

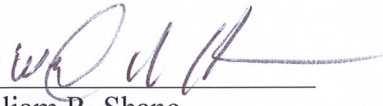
November 12, 2015

Personally appeared before me the above named Nathan Bateman, Member and Manager of Bateman Investments, LLC, Manager of Village Green Cumberland, LLC and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said entities.


Notary Public/Attorney at Law
Print Name Peter D. Klein
My Commission Expires _____

ACCEPTED BY:
TOWN OF CUMBERLAND

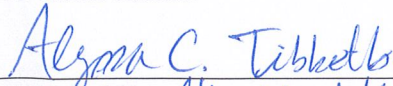


By: 
William R. Shane
Town Manager

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

November 18, 2015

Then personally appeared before me the above-named William R. Shane, Town Manager of the Town of Cumberland, and acknowledged the foregoing instrument to his free act and deed in said capacity and the free act and deed of the Town of Cumberland.


Notary Public ~~Attorney at law~~
Alyssa C. Tibbetts
Print Name/Commission Expiration _____