

### WARRANTY DEED

DLN: \_\_\_\_\_

KNOW ALL PERSONS BY THESE PRESENTS, that CABINS AT CAMP WOODLANDS, LLC, a Maine limited liability company, with a place of business in the Town of Bridgton, County of Cumberland, State of Maine, for consideration paid, grants to WOODLANDS CAMP DEVELOPMENT LLC, a Maine limited liability company, with a mailing address of P.O. Box 261, Kennebunk, ME 04043, with Warranty Covenants, the premises together with the improvements thereon in the Town of Bridgton, County of Cumberland and State of Maine, being more particularly described in Exhibit A attached hereto and made a part hereof.

Meaning and intending to convey and hereby conveying the same parcel as conveyed to the Grantor herein by deed from Ira Sochet, Trustee of the Ira Sochet Revocable Inter Vivos Trust u/d/t December 14, 1993 dated October 1, 2020 and recorded in the Cumberland County Registry of Deeds in Book 37254, Page 227.

IN WITNESS WHEREOF, said Cabins At Camp Woodlands, LLC, has caused this instrument to be executed by Mark Lopez, its Manager, duly authorized, on this 19 day of February, 2021.

CABINS AT CAMP WOODLANDS, LLC

By: [Signature]  
Mark Lopez, its Manager

Witness

STATE OF MAINE  
Cumberland, ss.

February 19, 2021

Personally appeared the above named Mark Lopez in his duly authorized capacity as Manager of Cabins At Camp Woodlands, LLC, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Cabins At Camp Woodlands, LLC.

Before me

[Signature]  
Notary Public/~~Attorney at Law~~  
Print Name: PETER W OBERG  
My Commission Expires: 12-7-25

MAINE REAL ESTATE TAX PAID

DS  
[Signature]

SEAL

## EXHIBIT A

A certain lot or parcel of land located in the Town of Bridgton, County of Cumberland, and State of Maine, being more specifically bounded and described as follows:

Beginning at a capped iron rod found at the northwesterly corner of land now or formerly of Jose Couto as described in the Cumberland County Registry of Deeds (CCRD) Book 13484, Page 173 (said capped iron rod being found on the easterly sideline of the Kansas Road at the southwesterly corner of land herein described);

Thence, from the said point of beginning, approximately North 72-13 East, along land of said Couto and land now or formerly of John Mello, Jr. a distance of 1950 feet, more or less to the shore of Long Lake;

Thence, northerly along the shore of Long Lake, a distance of 290', more or less to a drill hole found in a boulder at land now or formerly of Gerald & Francis O'Meara, as described in CCRD Book 17639, Page 50;

Thence, South 77-30 West, along the land of said O'Meara, a distance of 312' more or less to an iron pipe found;

Thence, North 15 West, along the land of said O'Meara, land now or formerly of Nelson, Childs, and Bailey a distance of 420 feet, more or less to land formerly conveyed to Lauren Handrahan (CCRD Book 12626, Page 42);

Thence, South 77 West along land now or formerly of Handrahan, a distance of 292' more or less to an iron pipe found;

Thence, North 18-20 West, along land now or formerly of Handrahan, a distance of 188' more or less to an iron pipe found in a stone wall and land now or formerly of Mary McDonald and Lee Scarlett (CCRD Book 12580, Page 67);

Thence, South 71-50 West, along the remains of the stone wall and land of said MacDonald (*sic*) & Scarlett, Curtis Gray, and Michael Johnson, a distance of 1050 feet, more or less to a point on the easterly sideline of the Kansas Road.

Thence, South 4-10 West, along the easterly sideline of the said Kansas Road, a distance of 1025 feet, more or less to the POINT OF BEGINNING.

The above described parcel contains 33 acres more or less.

Subject to a certain right of way easement originally granted to Edward King over the northerly side of the above described parcel. Excepting that parcel conveyed to Lauren Handrahan dated September 6, 1994 recorded at said registry in Book 12626, Page 42.

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RWA  
WOODMAN EDMANDS DANYLIK AUSTIN  
SMITH & JACQUES, P.A.  
P.O. BOX 468  
BIDDEFORD, ME 04005-0468  
(207) 284-4581

DS  


Received  
Recorded Register of Deeds  
Mar 03, 2021 11:17:16A  
Cumberland County  
Nancy A. Lane