

Property Description
For
Paul Napolitano
(3.38 acres ~ Northerly Lot)

A certain lot or parcel of land, with the buildings thereon, situated on the Northwestern side of Mill Road and the Southwesterly side of Mill Ridge Road in the Town of North Yarmouth, the County of Cumberland and the State of Maine being more particularly described as follows:

Beginning at a point on the assumed Northwestern side line of Mill Road at the Easterly corner of land now or formerly of Nyssa Gatcombe and Jeanne Zarba (37,377/254);

Thence N 45°27'19" W along land of the said Gatcombe and Zarba 791.63 feet to the Northerly corner of land of the said Gatcombe and Zarba on the Southeasterly side line of Land of Central Maine Power Company (Sections 374 and 375);

Thence N 56°52'17" E along land of the said Central Maine Power Company 96.77 feet to the intersection of the Southeasterly side line of the said Central Maine Power Company with the Southwesterly side line of Mill Ridge Road;

Thence S 88°00'00" E along the Southwesterly side line of the said Mill Ridge Road 15.12 feet to a point;

Thence S 51°32'00" E continuing along the Southwesterly side line of the said Mill Ridge Road 388.47 feet to a point;

Thence N 83°38'00" E continuing along the Southwesterly side line of the said Mill Ridge Road 147.40 feet to a point;

Thence S 65°38'00" E continuing along the Southwesterly side line of the said Mill Ridge Road 62.91 feet to a point;

Thence S 36°42'30" E continuing along the Southwesterly side line of the said Mill Ridge Road 250.00 feet to the intersection of the assumed Northwestern side line of Mill road with the Southwesterly side line of Mill Ridge Road;

Thence S 50°31'14" W along the assumed Northwestern side line of the said Mill Road 245.32 feet to the point of beginning. Containing 3.38 acres.

The above described lot is conveyed together with rights in common with others in and to the said Mill Ridge Road, a 50 foot wide private right of way running Westerly from Mill Road along the entire Northerly boundary of the above described lot. Mill Ridge Road is intended to be used for any and all purposes for with a town road would be used, including utilities.

All bearings are Magnetic of the Year 1996.

Meaning and intending to convey a portion of the premises conveyed to this Grantor by a deed recorded in the Cumberland County Registry of Deeds in Book 7810 on Page 57.

96105-3.38 acres

Property Description
For
Paul Napolitano
(3.10 acres ~ Northerly Lot)

A certain lot or parcel of land situated on the Northwestern side of Mill Road and the Northeastly side of Mill Ridge Road in the Town of North Yarmouth, the County of Cumberland and the State of Maine being more particularly described as follows:

Beginning at an iron pin found set in the ground on the assumed Northwestern side line of Mill Road at the Southerly corner of land now or formerly of Michael W. Swan (4481/330);

Thence N 30°17'07" W along land of the said Swan and land now or formerly of Curtis I. and Emma Call (19,907/269) a total distance of 738.01 feet to the Southeasterly side line of land of Central Maine Power Company (Sections 374 and 375);

Thence S 56°52'17" W along land of the said Central Maine Power Company 372.66 feet to the intersection of the Southeasterly side line of Central Maine Power Company with the Northeastly side line of Mill Ridge Road;

Thence S 51°32'00" E along the Northeastly side line of the said Mill Ridge Road 360.38 feet to a point;

Thence N 83°38'00" E continuing along the Northeastly side line of the said Mill Ridge Road 140.52 feet to a point;

Thence S 65°38'00" E continuing along the Northeastly side line of the said Mill Ridge Road 89.55 feet to a point;

Thence S 36°42'30" E continuing along the Northeastly side line of the said Mill Ridge Road 260.48 feet to the intersection of the assumed Northwestern side line of the said Mill Road with the Northeastly side line of the said Mill Ridge Road;

Thence N 50°31'14" E along the assumed Northwestern side line of the said Mill Road 32.62 feet to the point of beginning. Containing 3.10 acres.

The above described lot is conveyed together with rights in common with others in and to the said Mill Ridge Road, a 50 foot wide private right of way running Westerly from Mill Road along the entire Southerly boundary of the above described lot. Mill Ridge Road is intended to be used for any and all purposes for with a town road would be used, including utilities.

All bearings are Magnetic of the Year 1996.

Meaning and intending to convey a portion of the premises conveyed to this Grantor by a deed recorded in the Cumberland County Registry of Deeds in Book 7810 on Page 57.

Release Deed

Paul R. Napolitano and Rose E. Napolitano, North Yarmouth, County of Cumberland and State of Maine, for consideration paid, release to **Michael A. Billon, Caitlin M. Morrisroe, Mark A. Napolitano and Paul R. Napolitano and Rose E. Napolitano, as Joint Tenants, Inter Se**, all of North Yarmouth, County of Cumberland and State of Maine, the land and interest in land situated in Portland, Cumberland County, Maine, described as follows:

Parcel 1

A certain lot or parcel of land situated on the Northwesterly side of Mill Road in the Town of North Yarmouth, the County of Cumberland and the State of Maine being more particularly described as follows:

Beginning at a point on the assumed Westerly side line of Mill Road; said point being located S 50°31'14" W a distance of 32.62 feet from an iron pin found set in the ground at the Southerly corner of land now or formerly of Michael W. Swan (4481/330);

Thence N 36°42'30" W across land of the Grantor 260.48 feet to a point;

Thence N 65°38'00" W continuing across land of the Grantor 89.55 feet to a point;

Thence S 83°38'00" W continuing across land of the Grantor 140.52 feet to a point;

Thence N 51°32'00" W continuing across land of the Grantor 360.38 feet to the Southeasterly boundary of Land of Central Maine Power Company (Sections 374 and 375);

Thence S 56°52'17" W along land of the said Central Maine Power Company 62.17 feet to a point;

Thence S 88°00'00" E across land of the Grantor 15.12 feet to a point;

Thence S 51°32'00" E across land of the Grantor 388.47 feet to a point;

Thence N 83°38'00" E continuing across land of the Grantor 147.40 feet to a point;

Thence S 65°38'00" E continuing across land of the Grantor 62.91 feet to a point;

Thence S 36°42'30" E continuing across land of the Grantor 250.00 feet to a point on the assumed Northwesterly side line of the said Mill Road;

Thence N 50°31'14" E along the assumed Northwesterly side line of the said Mill Road 50.06 feet to the point of beginning.

Parcel 2

Beginning at a point on the Northwesterly boundary of land of the said Central Maine Power Company; said point being located S 56°52'17" W a distance of 745.11 feet from the Southerly corner of land now or formerly of Christopher Cole and Helen Johnson (34,600/114);

Thence N 88°00'00" W across land of the Grantor 474.79 feet to a point;

Thence N 49°26'39" W continuing across land of the Grantor 208.12 feet to a point;

Thence N 70°30'58" W continuing across land of the Grantor 184.61 feet to a 5/8" capped rebar (#1328) found set in the ground at the Easterly corner of land now or formerly of Mark Napolitano (18,866/23);

Thence S 51°17'16" W along land of the said Napolitano 138.42 feet to a point;

Thence S 05°45'05" W continuing along land of the said Napolitano, land now or formerly of Brittany M. Newman (37,825/219) and land now or formerly of Caitlin M. Morrisroe (30,131/120) a total distance of 173.79 feet to a point;

Thence S75°54'09" E along land of the said Morrisroe and land now or formerly of Michael A. Billon (33,409/227) a total distance of 186.60 feet to a point;

Thence N 68°07'31" E along land of the said Billon 167.11 feet to a point;

Thence S 88°00'00" E along land of the said Billon and across land of the Grantor 523.58 feet to a point on the Northwesterly side line of land of the said Central Maine Power Company;

Thence N 56°52'17" E along land of the said Central Maine Power Company 86.89 feet to the point of beginning.

All bearings are Magnetic of the Year 1996.

Meaning and intending to convey a portion of the premises conveyed to this Grantor by deeds recorded in the Cumberland County Registry of Deeds in Book 7810 on Page 57 and Book 12,611 n Page 254.

Also conveying any rights that the Grantor of Parcel #1 and Parcel #2 may have in the 50 foot wide easement crossing land of Central Maine Power Company being described as follows:

Beginning at the point of beginning of Parcel #2;

Thence S 88°00'00" E across land of the said Central Maine Power Company 429.75 feet

to a point;

Thence S 51°32'00" E continuing across land of the said Central Maine Power Company 23.94 feet to a point on the Southeasterly boundary of land of the said Central Maine Power Company;

Thence S 56°52'17" W along land of the said Central Maine Power Company 62.17 feet to a point;

Thence N 88°00'00" W across land of the said Central Maine Power Company 469.23 feet to a point;

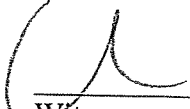
Thence N 56°52'17" E along land of the said Central Maine Power Company 86.89 feet to the point of beginning.

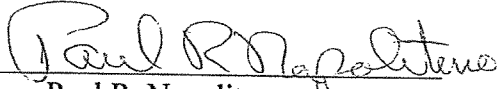
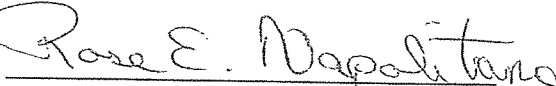
The above-described premises as depicted as "Mill Ridge Road" on a Plan of Private Way, dated November, 1996 and prepared by Wayne Wood & Co., and recorded in the Cumberland County Registry of Deeds in Plan book 196, Page 424. Said premises are also conveyed subject to a Road Maintenance Agreement, dated August 6, 2002 and recorded in Book 17933, Page 323 in said Registry. The purpose of this deed is to convey whatever right, title and interest Paul R. Napolitano and Rose E. Napolitano may retain in and to the underlying fee to "Mill Ridge Road" to the abutting owners.

It is a further condition of this deed that the Grantees herein, and their respective heirs and assigns, are prohibited from severing the interests conveyed hereby from their respective lots. Such interests shall be appurtenant to and run with the land of the respective Grantees, their heirs and assigns.

Being a portion of the same lands and premises conveyed to Paul R. Napolitano and Rose E. Napolitano, by deed of Paul R. Napolitano, dated June 9, 1987 and recorded in the Cumberland County Registry of Deeds in Book 7810, Page 58.

Witness our hands and seals this 1st day of June, 2022

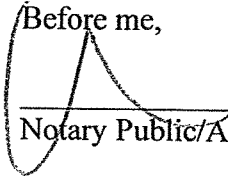

Witness
John M. Kirk, III
as to both
Witness


Paul R. Napolitano

Rose E. Napolitano

STATE OF MAINE
COUNTY OF CUMBERLAND

June 1, 2022

Personally appeared the above named Paul R. Napolitano and Rose E. Napolitano, and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Notary Public/Attorney-at-Law

JOHN M. KIRK, III
ATTORNEY AT LAW
BAR # 9577