

SHORT FORM WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That Red Oak Ridge Homeowners Association, a Maine non-profit corporation, FOR CONSIDERATION PAID, grants to the Town of Falmouth, with a mailing address of 271 Falmouth Road, Falmouth, ME 04105, WITH WARRANTY COVENANTS, the following described real property and easement located in Falmouth, Cumberland County, State of Maine:

The roadway situated in the Town of Falmouth, County of Cumberland and State of Maine, known as Red Oak Drive as said way is depicted on the Amended Subdivision Plan of Red Oak Ridge recorded in the Cumberland County Registry of Deeds in Plan Book 203, Page 609 and more particularly described in Exhibit A, Parcel One attached (said roadway hereinafter referred to as "Street").

Excepting and reserving any light poles and related fixtures and appurtenances located within the Street(s), which shall remain the property of the Grantor and for which the Grantor shall have the right to enter upon the Street(s) to maintain, repair and replace said light poles and related fixtures and appurtenances pursuant to the terms and provisions of a certain Agreement Concerning Maintenance of Light Poles between the Grantor and the Grantee of even date and recorded in said Registry of Deeds herewith.

With the above Street the Red Oak Ridge Homeowners Association also conveys ownership of the right of way easement labeled as "50' Access Easement" located on Lot#7 to the Town of Falmouth as said way is depicted on the Amended Subdivision Plan of Red Oak Ridge recorded in the Cumberland County Registry of Deeds in Plan Book 203, Page 609 and more particularly described in Exhibit A, Parcel Two. This easement is subject to the following conditions as stated in Note 9 of the approved Amended Subdivision Plan of Red Oak Ridge:

50' Access and utility easement over lot 7 shall be reserved for future roadway construction and underground utilities to easterly adjoining land, provided that the construction and maintenance of the road, shall not be the responsibility of the subdivider, his successors and assigns as owners of land within the subdivision. The construction shall be to standards for acceptance as a public road by the town, the ways to which the road connects shall also be constructed to such standards, and until the owners of land within the subdivision have rights as members of the public to use said ways, they, their successors and assigns and invitees shall have the right to use such ways.

IN WITNESS WHEREOF, Red Oak Ridge Homeowners Association has caused this instrument to be executed by _____, its duly authorized _____, this ____ day of _____, 2010.

WITNESS:

Red Oak Ridge Homeowners Association

By: _____

Its: _____

Print Name: _____

STATE OF MAINE

COUNTY OF CUMBERLAND, SS.

_____, 2010

Personally appeared the above-named _____, _____ of Red Oak Ridge Homeowners Association, as aforesaid, and acknowledged the foregoing instrument to be h__ free act and deed in h__ said capacity and the free act and deed of said Red Oak Ridge Homeowners Association.

Before me,

Notary Public/Attorney-at-Law

EXHIBIT A

PARCEL ONE Red Oak Drive:

A certain lot or parcel of land known as Red Oak Drive "Street" lying on the easterly side of Blackstrap Road in the Town of Falmouth, County of Cumberland, State of Maine, bounded and described as follows;

Beginning at a point in the easterly sideline of Blackstrap Road at the northwesterly corner of Lot 13 as depicted on a plan entitled "Amended Subdivision Plan of Red Oak Ridge" made for Red Oak Ridge Development Co. LLC. by Sebago Technics dated July 11, 2003 and revised through July 25, 2003, recorded in the Cumberland County Registry of Deeds in Plan Book 203, Page 609. Thence:

- 1) N 00°18'29" W by said Blackstrap Road a distance of One Hundred and 00/100 (100.00) feet to a point and Lot 3 as depicted on said plan.
- 2) Southeasterly by said Lot 3 following a non-tangent curve to the left having a radius of Twenty-Five and 00/100 (25.00) feet, an arc distance of Thirty-Nine and 27/100 (39.27) feet to a point of tangency, said point of tangency lying S 45°18'29" E a distance of Thirty-Five and 36/100 (35.36) feet from the previously described point.
- 3) N 89°41'31" E by said Lot 3 a distance of Thirty-Two and 08/100 (32.08) feet to a point of curvature.
- 4) Southeasterly by said Lot 3 and Lot 4 as depicted on said plan following a curve to the right having a radius of Two Hundred Seventy-Five and 00/100 (275.00) feet, an arc distance of Two Hundred Thirty-Seven and 78/100 (237.78) feet to a point of tangency.
- 5) S 40°46'02" E by said Lot 4 a distance of One Hundred One and 88/100 (101.88) feet to a point of curvature.
- 6) Southeasterly by said Lot 4 and Lot 5 as depicted on said plan following a curve to the left having a radius of Two Hundred Twenty-Five and 00/100 (225.00) feet, an arc distance of One Hundred Ninety-Four and 55/100 (194.55) feet to a point of tangency.
- 7) N 89°41'31" E by said Lot 5 and Lot 6 as depicted on said plan a distance of Two Hundred Twenty-Eight and 67/100 (228.67) feet to a point of curvature.
- 8) Southeasterly by said Lot 6 following a curve to the right having a radius of Two Hundred and 00/100 (200.00) feet, an arc distance of One Hundred Sixty-Eight and 78/100 (168.78) feet to a point of reverse curvature.
- 9) Easterly by said Lot 6 following a curve to the left having a radius of Twenty-Five and 00/100 (25.00) feet, an arc distance of Thirty-Four and 15/100 (34.15) feet to a point and Lot 7 as depicted on said plan.

- 10) S 28°00'35" E by said Lot 7 a distance of Fifty and 04/100 (50.04) feet to a point.
- 11) Southerly by said Lot 7 following a non-tangent curve to the left having a radius of Twenty-Five and 00/100 (25.00) feet, an arc distance of Thirty-Three and 18/100 (33.18) feet to a point of reverse curvature, said point of reverse curvature lying S 21°45'14" W a distance of Thirty and 80/100 (30.80) feet from the last described point.
- 13) Southerly by said Lot 7 following a curve to the right having a radius of Two Hundred and 00/100 (200.00) feet, an arc distance of One Hundred Six and 68/100 (106.68) feet to a point of tangency.
- 14) S 14°16'47" W by said Lot 7 and Lot 8 as depicted on said plan a distance of One Hundred Fifty-Eight and 10/100 (158.10) feet to a point of curvature.
- 15) Southerly by said Lot 8 following a curve to the left having a radius of One Hundred Fifty and 00/100 (150.00) feet, an arc distance of One Hundred Thirteen and 05/100 (113.05) feet to a point of reverse curvature.
- 16) Southerly, Westerly and Northerly by said Lot 8, Lot 9 and Lot 10 as depicted on said plan following a curve to the right having a radius of Ninety and 00/100 (90.00) feet, an arc distance of Four Hundred Eighteen and 41/100 (418.41) feet to a point of reverse curvature.
- 17) Northerly by said Lot 10 following a curve to the left having a radius of One Hundred Fifty and 00/100 (150.00) feet, an arc distance of One Hundred Thirteen and 05/100 (113.05) feet to a point of tangency.
- 18) N 14°16'47" E by said Lot 10 and Lot 11 as depicted on said plan a distance of One Hundred Fifty-Eight and 010/100 (158.10) feet to a point of curvature.
- 19) Northerly and Westerly by said Lot 11 following a curve to the left having a radius of One Hundred Fifty and 00/100 (150.00) feet, an arc distance of Two Hundred Seventy-Three and 81/100 (273.81) feet to a point of tangency.
- 20) S 89°41'31" W by said Lot 11 and Lot 12 as depicted on said plan a distance of Two Hundred Twenty-Eight and 68/100 (228.68) feet to a point of curvature.
- 21) Northwesterly by said Lot 12 and said Lot 13 following a curve to the right having a radius of Two Hundred Seventy-Five and 00/100 (275.00) feet, an arc distance of Two Hundred Thirty-Seven and 78/100 (237.78) feet to a point of tangency.
- 22) N 40°46'02" W by said Lot 13 a distance of One Hundred and One and 88/100 (101.88) feet to a point of curvature.
- 23) Westerly by said Lot 13 following a curve to the left having a radius of Two Hundred Twenty-Five and 00/100 (225.00) feet, an arc distance of One Hundred Ninety-four and 55/100

(194.55) feet to a point of tangency.

24) S 89°41'31" W by said Lot 13 a distance of Thirty-Two and 08/100 (32.08) feet to a point of curvature.

25) Southwesterly by said Lot 13 following a curve to the left having a radius of Twenty-Five and 00/100 (25.00) feet, an arc distance of Thirty-Nine and 27/100 (39.27) feet to the point of beginning.

PARCEL TWO 50' Access & Utility Easement:

An easement on Lot 7 off the easterly side and at the midpoint of Red Oak Drive being further bounded and described as follows:

Beginning at a point in the easterly sideline of Red Oak Drive at the northwesterly corner of Lot 7 as depicted on the plan. Thence:

1) S 28°00'35" E by said Lot 7 a distance of Fifty and 04/100 (50.04) feet to a point.

2) N 59°46'49" E across Lot 7 a distance of One Hundred Fifty One and 98/100 (151.98) feet to a point.

3) N 22°36'29" W a distance of Fifty and 44/100 (50.44) feet to a point at the Northeast corner of Lot 7

4) S 59°46'49" W across Lot 7 a distance of One Hundred Fifty Six and 73/100 (156.73) feet to the point of beginning.

Meaning and intending to describe the Easement/Right-of Way Extension of Red Oak Drive across the Lot 7 as shown on said plan and described/labeled as 50' Access Easement, containing approximately 7,775 square feet. It is expressly understood that this Parcel Two shall not become a public street unless and until accepted as such by express act of the Town of Falmouth.

Bearings are magnetic based on a plan entitled "Amended Subdivision Plan of Red Oak Ridge" made for Red Oak Ridge Development Co. LLC. by Sebago Technics dated July 11, 2003 and revised through July 25, 2003, recorded in the Cumberland County Registry of Deeds in Plan Book 203, Page 609 (the "Plan").

Meaning and intending to describe Red Oak Drive and its 50' Access Easement/Right of Way as depicted on said plan and being part of the property conveyed to the Red Oak Ridge Homeowners Association by Red Oak Ridge Development Company LLC by deed dated February 1, 2007 recorded in Cumberland County Registry of Deeds at Book 24848, Page 246.

Subject to underground lines easements given to Central Maine Power Co. and Verizon New England, Inc. as recorded in the Cumberland County Registry of Deeds at Book 19954, Page 191 and including matters set forth on the Plan and in the Declaration of Restrictions of Red Oak

Ridge Homeowners Association dated January 22, 2004 recorded in the Cumberland County Registry of Deeds in Book 20792, Page 160 (the "Declaration") and with the easements and rights described in Subsection 2. (c) and (d) of Article B of the Declaration in common with the Red Oak Ridge Homeowners Association (the "Association"), the Declarant under the Declaration and the Town of Falmouth for use, maintenance and repair of and access to the stormwater drainage easements on Lots 4, 5 and 6 of Red Oak Ridge Subdivision (the "Stormwater Drainage Easements") and for use, maintenance and repair of and access to the fire pond on said Lot 4 (the "Fire Pond"). The Fire Pond and Stormwater Drainage Easement on Lot 4 are denoted and shown on the Plan as "FIREPOND STORMWATER DRAINAGE EASEMENT" and the stormwater drainage easements on Lots 5 and 6 are denoted and shown on the Plan as "STORMWATER DRAINAGE EASEMENT" and the legal descriptions of such areas shown on the Plan are incorporated herein and made a part hereof as if fully set forth herein.