

**QUITCLAIM DEED**  
**Without Covenant**  
**Release**

KNOW ALL PERSONS BY THESE PRESENTS, that I, **HERBERT H. WOODBREY**, of Standish, County of Cumberland and State of Maine, in consideration of One Dollar (\$1.00) and other valuable consideration paid by **SEBAGO LAKE HOLDINGS, LLC**, a Maine Limited Liability Company, with a principal place of business in Sebago Lake, County of Cumberland and State of Maine, whose mailing address is P.O. Box 1330, Windham, Maine 04062, the receipt whereof is hereby acknowledged, do hereby **REMISE, RELEASE AND CONVEY**, and forever **QUITCLAIM** unto the said **SEBAGO LAKE HOLDINGS, LLC**, its successors and assigns forever, all of my interest in the following described real estate:

A certain lot or parcel of land with any buildings thereon or hereafter constructed thereon, located in the Town of Windham, County of Cumberland and State of Maine, bounded northeasterly by lands now or formerly of the Portland Water District, southeasterly by lands now or formerly of Smith and Marcus, southwesterly by lands now or formerly of Lowell and U.S. Route 302 and northwesterly by Lot #1 shown on Subdivision Plan, Vantage Properties, North Windham, Maine, made by Allied Engineering, Inc. dated December 6, 1983, more particularly bounded and described as follows:

Beginning at an iron pipe set in the ground on the northeasterly side of U.S. Route 302 and the northwesterly corner of lands now or formerly of Lowell; thence North 14° 32' 13" west along the northeasterly sideline of U.S. Route 302 one hundred seventeen and nine hundredths (117.09) feet to an iron pipe set in the ground; thence North 75° 27' 47" east along a right of way (offset) in the U.S. Route 302 seven and thirty-six hundredths (7.36) feet to a State of Maine Monument (Station 626+22.45) Federal Aid Project No. F-104-1(3); thence North 13° 59' 29" west (chord bearing) along the northeasterly sideline of U.S. Route 302 thirty-nine and six tenths (39.6) feet to an iron pipe set in the ground; thence North 69° 30' 23" east along the southeasterly sideline of Lot #1 two hundred seventy-four and ninety-four hundredths (274.94) feet to an iron pipe set in the ground; thence North 53° 52' 53" east along the southeasterly sideline of Lot #1 three hundred seventy-six and fifty-one hundredths (376.51) feet to an iron pipe set in the ground; thence South 38° 46' 12" east along the southwesterly sideline of land now or formerly of the Portland Water District three hundred and ninety-four hundredths (300.94) feet to an iron pipe set in the ground; thence South 51° 27' 36" west along the northwesterly sideline of lands now or formerly of Smith and Marcus three hundred eighty-nine and thirty-nine hundredths (389.39) feet to an iron pipe set in the ground; thence North 14° 03' 48" west along the northeasterly sideline of lands now or formerly of Lowell one hundred five and eight tenths (105.8) feet to an iron pipe set in the ground; thence South 75° 56' 16" west along the northwesterly sideline of lands now or formerly of Lowell four hundred (400.00) feet to an iron pipe set in the ground and the point of beginning, meaning to convey three and ninety-three hundredths (3.93) acres.

Being the same premises conveyed to the Grantor herein by M. Donald Gardner by deed dated March 13, 1985, and recorded in the Cumberland County Registry of Deeds in

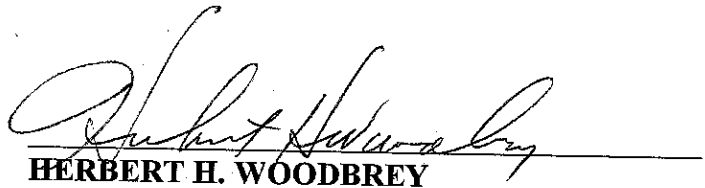
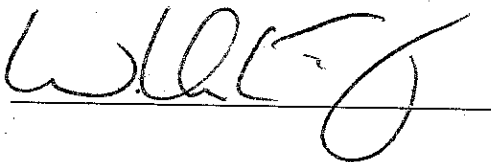
Book 6709 Page 185. See also deed by Herbert H. Woodbrey to Mitchel W. Woodbrey dated August 31, 1992, and recorded in the Cumberland County Registry of Deeds in Book 10383 Page 75, deed by Herbert H. Woodbrey to Mitchel W. Woodbrey dated January 11, 1993, and recorded in the Cumberland County Registry of Deeds in Book 10520 Page 33, deed by Herbert H. Woodbrey to Mitchel W. Woodbrey dated March 11, 1993 and recorded in the Cumberland County Registry of Deeds at Book 11794 Page 72, and deed by Herbert H. Woodbrey to Mitchel W. Woodbrey dated April 6, 1996, and recorded in the Cumberland County Registry of Deeds at Book 12669 Page 276.

Said premises are conveyed subject to utility easements granted to Central Maine Power Company and New England Telephone and Telegraph Company as described in a deed recorded in said Registry of Deeds in Book 6616, Page 332.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging, to the said **SEBAGO LAKE HOLDINGS, LLC**, its successors and assigns forever.

IN WITNESS WHEREOF, I, the said **HERBERT H. WOODBREY**, have hereunto set my hand and seal, this 4 day of APRIL, 2005.

WITNESS:

  
**HERBERT H. WOODBREY**

STATE OF MAINE  
Cumberland County

April 4, 2005

Then personally appeared the above-named **HERBERT H. WOODBREY** and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Notary Public / Attorney at Law STATE OF MAINE

My Commission Expires JANUARY 25, 2012

SEAL

Received  
Recorded Register of Deeds  
Apr 08:2005 11:07:08A  
Cumberland County  
John E OBrien