

DETAILS REPORT****Note:** Report is Sorted in Ascending Order by Office, Recorded Date, Document Number

Doc#	Document Type	Book/Vlm/Page	File Date
26515	DEED	33180/8	06/09/2016
Street	Street Name	Description	
Grantors	Grantees	Street	Property Description
PRIDE FARM IMPROVEMENT ASSOCIATION INC	PROSSER ALAN R, PROSSER BETHANY J		
References			
Book/Vlm/Page	Description	Recorded year	
Legal Description\Remarks			
Lot	Block	Subdivision	Plat

QUITCLAIM DEED
(without Covenant)

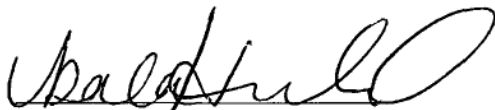
PRIDE FARM IMPROVEMENT ASSOCIATION, INC., a Maine corporation with a place of business at Falmouth, Maine, hereby RELEASES to **ALAN R. PROSSER** and **BETHANY J. PROSSER**, individuals with a mailing address of 195 St. John Street, Portland, ME 04102, as joint tenants and not as tenants in common, the land located in Falmouth, Cumberland County, Maine, more particularly described on Exhibit A.

IN WITNESS WHEREOF, Pride Farm Improvement Association, Inc., has caused this instrument to be executed by its officer hereunto duly authorized, this 16 day of

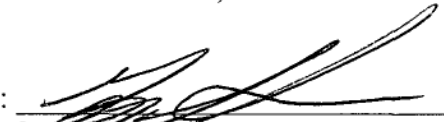
May, 2016.

WITNESS:

PRIDE FARM IMPROVEMENT
ASSOCIATION, INC.


Kala Hebert

BY:

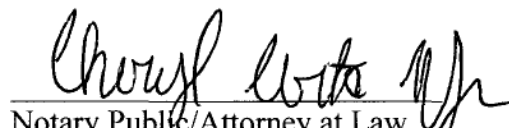

Gregg Bragdon
Its President

STATE OF MAINE
CUMBERLAND, SS.

May 16, 2016

Personally appeared the above named Gregg Bragdon, duly authorized President of Pride Farm Improvement Association, Inc., as aforesaid, and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity and the free act and deed of said corporation.

Before me,


Notary Public/Attorney at Law
Print Name: Cheryl D. DeGeorge

CHERYL D. DEGEORGE
NOTARY PUBLIC
State of Maine
My Commission Expires
October 15, 2021

SEAL

MAINE REAL ESTATE TAX PAID

Exhibit A

Pride Farm Improvement Association, Inc. to Alan R. Prosser and Bethany J. Prosser

A lot or parcel of land located southerly of, but not adjacent to Highland Lake and northerly of, but not adjacent to, Pride Farm Road in the Town of Falmouth, County of Cumberland, State of Maine, as shown on "Sketch Plan of Proposed Parcel Near Pride Farm Road and Highland Lake, Falmouth, Maine" made by Spurwink Surveying LLC for Alan Prosser, dated July 1, 2014 being more particularly bounded and described as follows:

BEGINNING at the most southerly corner of land of the Grantee as described in deed recorded at Cumberland County Registry of Deeds in Book 11369, Page 39. Said point being on the northeasterly sideline of land now or formerly of Robert C. Simonds as recorded at Cumberland County Registry of Deeds in Book 28439, Page 282, and at a corner of land of the Grantor as described in Cumberland County Registry of Deeds in Book 12095, Page 88 and witnessed by a PK nail in pavement as shown on the above referenced sketch plan;

THENCE N 54°29'00" E by and along land of the Grantee a distance of 170.09 feet to the southeasterly corner of land of the Grantee and land now or formerly of Christina Anderson and Kenneth Huling as described in deed recorded at Cumberland County Registry of Deeds in Book 29048, Page 195 and an iron pipe;

THENCE S 15°28'07" E by and along land of Anderson and Huling a distance of 50.00 feet to an iron pipe;

THENCE S 71°33'18" W over and across land of the Grantor a distance of 160.00 feet to THE POINT OF BEGINNING;

Said parcel containing 3,995 square feet or 0.09 acres more or less.

Grantor conveys the parcel described above (the "Property") subject to the following:

1. The articles of incorporation, bylaws and rules and regulations of the Grantor. By accepting the deed to the Property, Grantee agrees to comply with the provisions of those documents as they affect the property conveyed by this deed. Without limiting the generality of the foregoing, Grantee agrees, for themselves and their respective heirs, representatives and assigns, that the lot conveyed by this deed shall be merged with, and Grantees shall not convey this lot separately from, the butting property of Grantee described in the deed from Bernice E. Newmark, Guardian, to the Grantees, which deed is dated April 1, 1994, and recorded in the

Cumberland County Registry of Deeds in Book 11369, Page 39. Grantee's property, as so merged, may not be subdivided.

2. A right of way for the passage of foot traffic and vehicular traffic as presently laid out, and further subject to the right of the Grantor to relocate said right-of-way, provided only that such new location does not unreasonably interfere with any then-existing use of the premises being made by Grantee.

Grantor conveys the property described above together with a right-of-way in common with others over land of the Pride Farm, so-called, from the Mast Road to this property in the passageways as now laid out and traveled; a right-of-way in common with others in and to any other ways and roads now on the said Pride Farm, and a right in common with others to the use of the common beach and shore areas as now set aside on Highland Lake. Provided, however, that such rights-of-way and beach and shore areas may be relocated and re-established from time to time and that the same as they are now or in the future shall be established, and the right to the use and enjoyment thereof, shall be subject to, and conditioned upon, compliance with such reasonable rules and regulations, and to such reasonable provisions for the establishment, replacement, maintenance and upkeep thereof as may be established therefor from time to time by the Grantor for the general applicability to all lots sold from the Pride Farm, so-called, by Lena A. Cobb, et al. or by the Grantor.

Received
Recorded Register of Deeds
Jun 09, 2016 03:01:17P
Cumberland County
Nancy A. Lane