

ACTIVE · SET PRICE

Standish, Lot 9 Pequawket Trail - 14.78 acres

± 15 Acres | Cumberland County | Maine | Near Standish

Lovely House lot in Standish, Maine

PRICE	PRICE / ACRE	ACREAGE
$199,900	$13,525	± 15

PROPERTY OVERVIEW

Build Your Future in Steep Falls! Beautiful, wooded13.22-acre surveyed lot off Pequawket Trail (aka Route 113), offer an exciting opportunity to create your own private retreat in the Steep Falls village area of Standish providing privacy, woods, and elbow room. Picture your future home tucked among the trees, with multiple potential building sites and the opportunity to create a setting that is truly your own. This lot is currently well wooded and offers a peaceful rural feel while being close to the Saco River and the outdoor recreation that makes Steep Falls such a special place. Enjoy easy access to outdoor recreation, with the Steep Falls Village Preserve and expansive Steep Falls Wildlife Management Area nearby, along with opportunities for hiking, wildlife watching, canoeing, fishin...

PROPERTY DETAILS

TYPE
Development (Home/Cabin site)

ACCESS
Legal Access · Paved Road

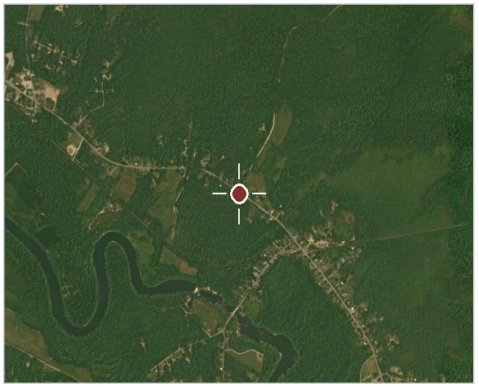
UTILITIES
Electric

VIEWS
Timber

COUNTY TAX PARCEL IDS
00700900000

DOCUMENTS INCLUDED
Survey · Location map · Survey close up · Deed · Tax map · Tax commitment · Property disclosure · ROW Deed

LOCATION



Cumberland County, Maine



John Colannino
Northeast Broker, ME, NH
O: 207.817.9079 C: 207.266.7355
John.Colannino@afmforest.com
Principal Broker: Becky Colannino (Maine)
Co-Listing: Becky Colannino · 207.745.5230

SCAN TO VIEW

Information contained herein was obtained from sources deemed reliable, but American Forest Management, Inc. makes no warranty or guarantee as to its accuracy. Acreage is approximate and based on available records; prospective purchasers are urged to independently verify all information. Property is subject to prior sale, price change, or withdrawal without notice. Generated October 9, 2026 · https://www.afmrealestate.com/properties/14.78-acres-land-for-sale-in-cumberland-county-maine/standish-lot-9f-pequawket-trail-3-22-acres-2-2

Property Photos

Standish, Lot 9 Pequawket Trail - 14.78 acres · Cumberland County · Maine · Near Standish







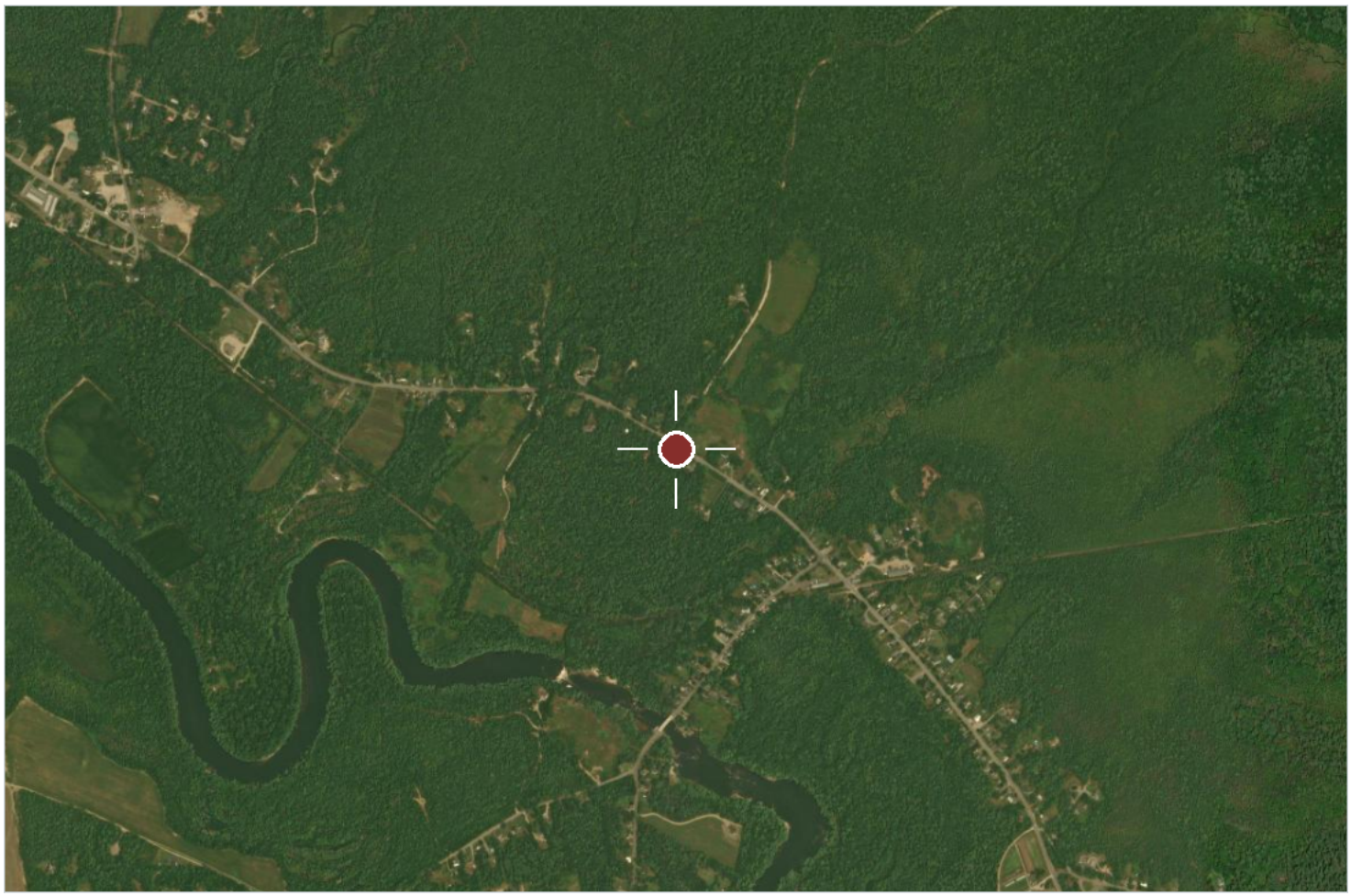






Location & Access

Standish, Lot 9 Pequawket Trail - 14.78 acres · Cumberland County · Maine · Near Standish



Aerial imagery centred on the tract. Boundaries shown elsewhere in this package are approximate and for illustration only.



Regional locator

COUNTY & STATE

Cumberland County, Maine

NEAREST CITY

Standish

APPROXIMATE CENTRE

43.79706, -70.65752

COUNTY TAX PARCEL IDS

00700900000

INTERACTIVE MAP

https://id.land/maps/96d2fe4fd8519eaa1da9c956d4944626/share

CONFIRMATORY WARRANTY DEED

DLN: 1002440268600

MARION G. WARREN, an individual of Standish, Maine, for consideration paid, grants to MARION G. WARREN, an individual of Standish, Maine, with Warranty Covenants, the land in the Town of Standish, Cumberland County, Maine, described in Exhibit A attached hereto and incorporated herein by reference.

The purpose of this deed is to put a legal description into the chain of title showing the property currently owned by Grantee after gifting parcels to family members.

WITNESS my hand and seal this 28 day of March, 2024.

Marion G. Warren
Marion G. Warren

STATE OF MAINE
CUMBERLAND, ss.

March 28, 2024

Then personally appeared the above named Marion G. Warren who acknowledged the foregoing instrument to be her free act and deed.

Before me,

Maria J. Walker
Notary Public/~~Attorney at Law~~

Printed or Typed name of Notary:
Commission Expiration:

Maria J. Walker
Notary Public, Maine
My Commission Expires
July 13, 2025

After recording return to Beagle, Thomas & Ridge, LLC, PO Box 1815, Standish, Maine 04084
File # 27534

Maria J. Walker
Notary Public, Maine
My Commission Expires
July 13, 2025

Exhibit A

A certain lot or parcel of land, together with the buildings and improvement thereon, situated on the southwesterly side of Pequawket Trail, so-called, also known as Route 113, so-called, in the Town of Standish, County of Cumberland, and the State of Maine, being more particularly bounded and described as follows:

Beginning at a point, being a found iron rod & cap, on the assumed southeasterly sideline of Pequawket Trail, so-called, at the easterly most corner of land of H. Kevin Warren and Rhonda A. Warren, as described in the deed recorded in the Cumberland County Registry of Deeds in Book 29291, Page 305, and being at the northerly corner of the 50.00' wide Ingress - Egress Right of Way & Utility Easement described herein below;

Thence S 60°49'34" E, along said Pequawket Trail, so-called, and being along the northeasterly sideline of said Right of Way, 50.22 feet, to a point;

Thence continuing S 60°49'34" E, along said Pequawket Trail, so-called, being along a stonewall, 50.47 feet, to a point;

Thence S 55°44'20" E, along said Pequawket Trail, so-called, being partially along a stonewall, 324.54 feet, to a found iron rod & cap and the land now or formerly of Matthew K. Warren, as described in the deed recorded in the said Registry in Book 29283, Page 45;

Thence S 42°25'51" W, along said Matthew K. Warren, 251.84 feet, to a found iron rod & cap;

Thence N 55°46'52" W, along said Matthew K. Warren, 96.74 feet, to a found iron rod & cap;

Thence S 43°48'40" W, along said Matthew K. Warren, 325.82 feet, to a found iron rod & cap;

Thence S 05°13'23" W, along said Matthew K. Warren, 317.00 feet, to a found iron rod & cap;

Thence S 72°23'54" E, along said Matthew K. Warren, 344.65 feet, to a found iron rod & cap;

Thence N 09°37'06" E, along said Matthew K. Warren, 55.65 feet, to a point, and the southwesterly most corner of the 50.00' wide Ingress - Egress Right of Way & Utility Easement, known as Harold's Way, also described herein below;

Thence continuing N 09°37'06" E, along said Matthew K. Warren, and being along the northwesterly sideline of said Right of Way, 50.52 feet, to a found iron rod & cap;

Thence N 38°47'10" E, along said Matthew K. Warren, and being along the northwesterly sideline of said Right of Way, 162.51 feet, to a found iron rod & cap;

Thence N 09°39'56" E, along said Matthew K. Warren, and being along the northwesterly sideline of said Right of Way, 108.24 feet, to a found iron rod & cap;

Thence continuing N 09°39'56" E, along said Matthew K. Warren, and being along the northwesterly sideline of said Right of Way, 89.13 feet, to a found iron rod & cap;

Thence N 32°46'41" E, along said Matthew K. Warren, and being along the northwesterly sideline of said Right of Way, 310.91 feet, to a found iron rod & cap, and the southwesterly sideline of said Pequawket Trail, so-called;

Thence S 55°39'55" E, along said Pequawket Trail, so-called, and being along the northeasterly sideline of said Right of Way, 50.02 feet, to a found iron rod & cap at the base of a found 1" iron pipe, on the assumed southwesterly sideline of said Pequawket Trail, so-called, and at the northerly most corner of land now or formerly of Ervin A. Center Memorial Clinic Hospital, as described in the deed recorded in said Registly in Book 2299, Page 69;

Thence S 32°46'41" W, along said Hospital, and being along the southeasterly sideline of said Right of Way, 299.32 feet, to a found 3/4" iron pipe;

Thence S 09°39'56" W, along said Hospital, and being along the southeasterly sideline of said Right of Way, 200.13 feet, to a found 1 ¼" iron pipe, and the land now or formerly of Peter Kevin Warren, as described in the deed recorded in the said Registry in Book 39825, Page 214:

Thence S 38°47'10" W, along said Peter Kevin Warren, and being along the southeasterly sideline of said Right of Way, 162.49 feet, to a found iron rod & cap;

Thence S 09°37'06" W, along said Peter Kevin Warren, and being along the southeasterly sideline of said Right of Way, 37.51 feet, to a point;

Thence continuing S 09°37'06" W, along said Peter Kevin Warren, 66.58 feet, to a found iron rod & cap;

Thence S 34°16'49" W, along said Peter Kevin Warren, 364.09 feet, to a found iron rod & cap;

Thence S 24°09'58" W, along said Peter Kevin Warren, 298.91 feet, to a found iron rod & cap, and the land now or formerly of Evelyn F. Pendexter & Linwood A. Pendexter, as described in the deed recorded in the said Registry in Book 16229, Page 128;

Thence N 53°46'08" W, along said Pendexter, being along the remains of wire fence, 149.95 feet, to a 36" pine with wire;

Thence continuing N 53°46'08" W, along said Pendexter, being along the remains of wire fence, 258.07 feet, to a found iron rod & cap;

Thence continuing N 53°46'08" W, along said Pendexter, and the land now or formerly of Jacklyn W. Dyer & Daniel S. Dyer, as described in the deed recorded in the said Registry in Book 17506, Page 99, and being along the remains of wire fence, 474.45 feet, to a set iron rod & cap, and the land of Kirsten Knutson, as described in the deed recorded in the said Registry in Book 40629, Page 278;

Thence N 37°52'10" E, along said Knutson, 489.76 feet, to a found iron rod & cap, at the easterly most corner of the first mentioned Right of Way;

Thence continuing N 37°52'10" E, along said Knutson, and being along the northwesterly sideline Of said Right of Way, 384.14 feet, to a found iron rod & cap, and the said land of H. Kevin Warren and Rhonda A. Warren;

Thence N 34°32'25" E, along said H. Kevin Warren and Rhonda A. Warre, and being along the northwesterly sideline of said Right of Way, 485.03 feet, to the point of beginning.

Containing 17.90 Acres, more or less.

AFORMENTIONED DESCRIPTION INCLUDES HOUSE (1.56 ACRES) AT 1222 PEQUAWKET TRAIL AND RIGHT OF WAY (1.56 ACRES) TO ADJOINING LOTS 9F & 9G.

SUBJECT TO the rights of others to a 50.00' wide Ingress - Egress Right of Way & Utility Easement in common with others, for access to and from said Pequawket Trail, so-called, also known as Route 113, so-called, on foot or in vehicle and for the use, introduction, maintenance, replacement and repair of all utility services (as term is defined under 33 M.R.S.A. Sec. 458) as described in the deed of Kirsten Knutson, recorded in the said Registry in Book 34600, Page, 7, and Book 40629, Page 278, said right of way is situated on the southwesterly side of Pequawket Trail, so-called, in the Town of Standish, County of Cumberland, and the State of Maine, being more particularly bounded and described as follows:

Beginning at a point, being a found iron rod & cap, on the assumed southeasterly sideline of Pequawket Trail, so-called, at the easterly most corner of land now or formerly of H. Kevin Warren and Rhonda A. Warren, as described in the deed recorded in the Cumberland County Registry of Deeds

in Book 29291, Page 305, and being at the point of beginning of the parcel described herein above;

Thence S 60°49'34" E, along said Pequawket Trail, 50.22 feet, to a point;

Thence S 34°32'25" W, through the parcel described herein above, 491.18 feet, to a point;

Thence S 37°52'10" W, through the parcel described herein above, 383.55 feet, to a point;

Thence N 54°28'03" W, through the parcel described herein above, 50.04 feet, to a found iron rod & cap and land now or formerly of Kirsten Knutson, as described in the deed recorded in the said Registry in Book 34600, Page, 7;

Thence N 37°52'10" E, along the said Knutson, 384.14 feet, to a found iron rod & cap and the land of said H. Kevin Warren and Rhonda A. Warren;

Thence N 34°32'25" E, along said H. Kevin Warren and Rhonda A. Warren, 485.03 feet, to the point of beginning.

THE AFOREMENTIONED "SUBJECT TO" PARAGAPH IS THE RIGHT OF WAY FROM PEQUAWKET TRAIL TO THE BEGINNING OF LOT 9G

Containing 1.000 acres, more or less.

SUBJECT TO the rights of others to a 50.00' wide Ingress - Egress Right of Way & Utility Easement, known as Harold's Way, in common with others, for access to and from said Pequawket Trail, so-called, also known as Route 113, so-called, on foot or in vehicle and for the use, introduction, maintenance, replacement and repair of all utility services (as term is defined under 33 M.R.S.A. Sec. 458), as described in the deeds of Matthew K. Warren, recorded in the said Registry in Book 29283, Page 45 and Book 40629, Page 282, and the deeds recorded in the deed to Peter Kevin Warren, and recorded in the said Registry in Book 39825, Page 214 and Book 40629, Page 275, said right of way is situated on the southwesterly side of Pequawket Trail, so-called, in the Town of Standish, County of Cumberland, and the State of Maine, being more particularly bounded and described as follows:

Beginning at a point, being a found iron rod & cap at the base of a found 1" iron pipe, on the assumed southwesterly sideline of said Pequawket Trail, so-called, and at the northerly most corner of land now or formerly of Ervin A. Center Memorial Clinic Hospital, as described in the deed recorded in said Registry in Book 2299, Page 69, and being at the easterly most corner of the parcel described herein above;

Thence N 55°39'55" W, along said Pequawket Trail, 50.02 feet, to a found iron rod & cap, and the land now or formerly of Matthew K. Warren, as described in the deed recorded in the said Registry in Book 29283, Page 45;

Thence S 32°46'41" W, along said Matthew K. Warren, 310.91 feet, to a found iron rod & cap;

Thence S 09°39'56" W, along said Matthew K. Warren, 89.13 feet, to a found iron rod & cap;

Thence continuing S 09°39'56" W, along said Matthew K. Warren, 108.24 feet, to a found iron rod & cap;

Thence S 38°47'10" W, along said Matthew K. Warren, 162.51 feet, to a found iron rod & cap;
Thence S 09°37'06" W, along said Matthew K. Warren, 50.52 feet, to a point;

Thence S 80°22'54" E, through the remaining land of the parcel described herein above, 50.00 feet, to a point, and the now or formerly of Peter Kevin Warren, as described in the deed recorded in the said Registry in Book 39825, Page 214;

Thence N 09°37'06" E, along said Peter Kevin Warren, 37.51 feet, to a found iron rod & cap;

Thence N 38°47'10" E, along said Peter Kevin Warren, 162.49 feet, to a found 1¼" iron pipe, and land of said Ervin A. Center Memorial Clinic Hospital;

Thence N 09°39'56" E, along said Ervin A. Center Memorial Clinic Hospital,200.13 feet, to a found ¾" iron rod;

Thence N 32°46'41" E, along said Ervin A. Center Memorial Clinic Hospital, 299.32 feet,to the point of beginning.

Containing 0.815 acres, more or less.

The basis of bearing for this description is GRID NORTH based on the Maine State Coordinate System West Zone, NAD 83 (Cors96) Epoch 2002, using an Altus APS-3 RTK GPS (Global Positioning System) receiver. The found iron rod & cap at the point of beginning of the parcel described herein above is at a coordinate of NORTH 351646.7919, EAST 2823142.0138. The 2016 magnetic Meridian determined by hand compass was found to be I 5°30'±, West of GRID NORTH.

All said "set iron rod & cap"(s) are 5/8" rebar with a 2" diameter aluminum cap marked "SET BY ROBERT A Y ARUMIAN PLS 1303 LAND SURVEY MONUMENT".

This description is based on the "Boundary Survey Map & Family Division for Harold W. Warren & Marion G. Warren", dated December 12, 2011, and revised May 26, 2023, by Daniel T. Yarumian, PLS 2502 & Robert A. Yarumian II, PLS 1303 of Maine Boundary Consultants, LLC, Moderation Center, 8

River Road, P.O. Box 67, Buxton, Maine, 04093, and conforms to the Maine Board of Licensure for Professional Land Surveyors, Rules, of April 2001, Chapter 90, Standards of Practice.

Meaning and intending to describe a portion property as described in the following three deeds: 1.) Elisabeth H. Knapp, Admx. of the Estate of Charles Joseph Knapp to Harold W. Warren and Marion G. Warren, dated May 23, 1960, and recorded in the Cumberland County Registry of Deeds in Book 2550, Page 168, 2.) Elisabeth H. Knapp, widow of Charles Joseph Knapp to Harold W. Warren and Marion G. Warren, dated May 23, 1960, and recorded in Book 2550, Page 170, 3.) Allison Lee Ashley to Marion Gail Warren, dated October 12, 2023, and recorded in the said Registry in Book 40418, Page 193. Harold W. Warren passed away on January 23, 2018, leaving Marion G. Warren as sole surviving joint-tenant.

Authentisign ID: 2FE9F43F-BBC1-F111-BF5B-000D3A4FF82A

PROPERTY LOCATED AT: **Lot 9, Standish, ME 04085**

PROPERTY DISCLOSURE – LAND ONLY

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I – HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on your property? ..... ☐ Yes ☐ No ☒ Unknown

If Yes: Are tanks in current use?..... ☐ Yes ☐ No ☐ Unknown

If no longer in use, how long have they been out of service? _____

If tanks are no longer in use, have tanks been abandoned according to DEP?..... ☐ Yes ☐ No ☐ Unknown

Are tanks registered with DEP?..... ☐ Yes ☐ No ☐ Unknown

Age of tank(s): _____ Size of tank(s): _____

Location: _____

What materials are, or were, stored in the tank(s): _____

Have you experienced any problems such as leakage: ..... ☐ Yes ☐ No ☐ Unknown

Comments: **Seller has no knowledge of any underground storage tanks currently or previously existing on the land.**

Source of information: **Seller**

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ..... ☐ Yes ☐ No ☒ Unknown

LAND FILL:..... ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL:..... ☐ Yes ☐ No ☒ Unknown

METHAMPHETAMINE:..... ☐ Yes ☐ No ☒ Unknown

Comments: **Seller has no knowledge of any hazardous materials currently or previously existing on the land.**

Source of information: **Seller**

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

Authentisign ID: 2FE9F43F-BBC1-F111-BF5B-000D3A4FF82A

SECTION II – ACCESS TO THE PROPERTY

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ..... [X] Yes [ ] No [ ] Unknown

If Yes, explain: **Right of Way**

Source of information: **Seller, deed**

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass?..... [X] Yes [ ] No [ ] Unknown

If No, who is responsible for maintenance? *** SEE Other condtitions**

Road Association Name (if known): **No road association at time of listing.**

Source of information: **Seller, deed, survey.**

SECTION III – FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

(1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or

(2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines “area of special flood hazard” as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? ..... [ ] Yes [X] No [ ] Unknown

If Yes, explain: _____

Have any flood events affected a structure on the property? ..... [ ] Yes [X] No [ ] Unknown

If Yes, explain: _____

Has any flood-related damage to a structure occurred on the property? ..... [ ] Yes [X] No [ ] Unknown

If Yes, explain: _____

Has there been any flood insurance claims filed for a structure on the property? ..... [ ] Yes [X] No [ ] Unknown

If Yes, indicate the dates of each claim: _____

Authentisign ID: 2FE9F43F-BBC1-F111-BF5B-000D3A4FF82A

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the date of each payment: _____

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? ..... ☐ Yes ☒ No ☐ Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

_____

Relevant Panel Number: **23005C0441F** Year: **6/20/2024** (Attach a copy)

Comments: **n/a**

Source of Section III information: **FEMA Maps**

SECTION IV – GENERAL INFORMATION

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Source of information: **Town's zoning maps**

Is the property the result of a division within the last 5 years (i.e. subdivision)? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Source of information: **Seller**

Are there any tax exemptions or reductions for this property for any reason including but not limited to:

Tree Growth, Open Space and Farmland, Blind, Working Waterfront?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Is a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ Unknown

Has all or a portion of the property been surveyed?..... ☒ Yes ☐ No ☐ Unknown

If Yes, is the survey available?..... ☒ Yes ☐ No ☐ Unknown

Has the property ever been soil tested?..... ☐ Yes ☒ No ☐ Unknown

If Yes, are the results available?..... ☐ Yes ☐ No ☐ Unknown

Are mobile/manufactured homes allowed?..... ☐ Yes ☐ No ☒ Unknown

Are modular homes allowed?..... ☐ Yes ☐ No ☒ Unknown

Source of Section IV information: **Seller**

Additional Information: *** The deed and survey indicate that the subject lot has approximately 50.47 feet of frontage on Pequawket Trail. A Right-of-Way adjacent to this frontage provides access to the property.**

Authentisign ID: 2FE9F43F-BBC1-F111-BF5B-000D3A4FF82A

PROPERTY LOCATED AT: **Lot 9, Standish, ME 04085**

ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... ☐ Yes ☒ No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

AuthentiSIGN Marion G. Warren 10/06/2026

SELLER	DATE	SELLER	DATE
Marion G. Warren			
SELLER	DATE	SELLER	DATE

I/We have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER	DATE	BUYER	DATE
BUYER	DATE	BUYER	DATE

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EQUAL HOUSING OPPORTUNITY

Right of way when deed A'd to Kirsten

Doc#: 16304 Bk:41437 Ps: 129

WARRANTY DEED

DLN: 2738086

MARION G. WARREN, an individual of Standish, Maine, for consideration paid, grants to KIRSTEN KNUTSON, an individual of Biddeford, Maine, with Warranty Covenants, the land in the Town of Standish, Cumberland County, Maine, described in Exhibit A attached hereto and incorporated herein by reference.

WITNESS my hand and seal this 25 day of April, 2025.

Marion G. Warren
MARION G. WARREN

STATE OF MAINE

York, ss. April 25, 2025

Then personally appeared the above named MARION G. WARREN who acknowledged the foregoing instrument to be her free act and deed.

Before me,

Tina J. T
Notary Public/~~Attorney at Law~~

SEAL

Printed or Typed name of Notary:
Commission Expiration:

TINA J. TURGEON
Notary Public-Maine
My Commission Expires
April 25, 2028

After recording return to Beagle, Thomas & Ridge, LLC, PO Box 1815, Standish, Maine 04084
File # 27534

Exhibit A

A certain lot or parcel of land, situated on the southwesterly side of Pequawket Trail, so-called, also known as Route 113, so-called, in the Town of Standish, County of Cumberland, and the State of Maine, being more particularly bounded and described as follows:

Beginning at a point, being a found iron rod & cap, on the assumed southwesterly sideline of said Pequawket Trail, so-called, at the northwesterly corner of the land of Marion G. Warren, as described in the deed recorded in the said Registry in Book 2550, Page 168, and Book 2250, Page 170, and at the northeasterly corner of land of H. Kevin Warren and Rhonda A. Warren, as described in the deed recorded in the Cumberland County Registry of Deeds in Book 29291, Page 305;

Thence S 60°49'34" E, along said Pequawket Trail, 50.22 feet, to a point;

Thence S 34°32'25" W, through the said land of Marion G. Warren, 491.18 feet, to a point;

Thence S 37°52'10" W, through the said land of Marion G. Warren, 383.55 feet, to a point;

Thence continuing S 37°52'10" W, through the said land of Marion G. Warren, 489.76 feet to an iron rod & cap, and to the land now or formerly of Jacklyn W. Dyer and Daniel S. Dyer, as described in the deed recorded in the said Registry in Book 17506, Page 99;

Thence N 53°46'08" W, along said land of Dyer, 50.04 feet more or less, to an iron rod & cap and abutting land of Grantee;

Thence N 37°52'10" E, along said Grantee's land, 489.76 feet, to an iron rod & cap;

Thence continuing N 37°52'10" E, along said Grantee's land, 384.14 feet and the land now or formerly of H. Kevin Warren and Rhonda A. Warren;

Thence N 34°32'25" E, along said land of H. Kevin Warren and Rhonda A. Warren, 485.03 feet, to the point of Beginning.

Containing 1.69 acres, more or less.

GRANTOR SPECIFICALLY RESERVES for benefit of Grantor's remaining abutting property the above described lot or parcel of land to be used as an Ingress - Egress Right of Way & Utility Easement in common with others, for access to and from said Pequawket Trail, so-called, also known as Route

113, so-called, on foot or in vehicle and for the use, introduction, maintenance, replacement and repair of all utility services (as term is defined under 33 M.R.S.A. Sec. 458).

The basis of bearing for this description is GRID NORTH based on the Maine State Coordinate System West Zone, NAD 83 (Cors96) Epoch 2002, using an Altus APS-3 RTK GPS (Global Positioning System) receiver. The found iron rod & cap at the point of beginning of the right of way described herein above is at a coordinate of NORTH 351646.7919, EAST 2823142.0138. The 2016 magnetic Meridian determined by hand compass was found to be 15°30'±, West of GRID NORTH.

All said "found iron rod & cap"(s) are 5/8" rebar with a 2" diameter aluminum cap marked "SET BY ROBERT A YARUMIAN PLS 1303 LAND SURVEY MONUMENT" and were set prior to 2023. This description is based on the "Boundary Survey Map & Family Division for Harold W. Warren & Marion G. Warren", dated December 12,2011, and revised May 26, 2023, by Daniel T. Yarumian, PLS 2502 & Robert A. Yarumian II, PLS 1303 of Maine Boundary Consultants, LLC, Moderation Center, 8 River Road, P.O. Box 67, Buxton, Maine 04093, and conforms to the Maine Board of Licensure for Professional Land Surveyors, Rules, of April 2001, Chapter 90, Standards of Practice.

Meaning and intending to describe a portion property as described in the following two deeds: 1.) Elisabeth H. Knapp, Admx. of the Estate of Charles Joseph Knapp to Harold W. Warren and Marion G. Warren, dated May 23, 1960, and recorded in the Cumberland County Registry of Deeds in Book 2550, Page 168, 2.) Elisabeth H. Knapp, widow of Charles Joseph Knapp to Harold W. Warren and Marion G. Warren, dated May 23, 1960, and recorded in Book 2550, Page 170. Harold W. Warren passed away on January 23, 2018, leaving Marion G. Warren as sole surviving joint-tenant.

This is a conveyance is a gift to the grandchild of Grantor, as well as a transfer to an abutter.

Received
Recorded Register of Deeds
May 12,2025 10:24:41A
Cumberland County
Jessica M. Spaulding