

RECORDING REQUESTED BY
AND AFTER RECORDING RETURN TO:
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P.O. Box 9546
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MUNICIPAL QUITCLAIM DEED

REGIONAL SCHOOL UNIT NO. 12, a school administrative unit organized under the laws of the State of Maine, located at Somerville, Lincoln County, Maine, for consideration paid, releases to **THE INHABITANTS OF THE TOWN OF CHELSEA**, a body corporate and politic, with a mailing address of 560 Togus Road, Chelsea, Maine 04330, a certain lot or parcel of land with the improvements thereon located in Chelsea, Kennebec County, Maine, more particularly bounded and described as follows.

That tract of land with building and improvements shown on plan entitled "Boundary Survey, Town of Chelsea, Proposed Conveyance, 560 Togus Road, Chelsea, Kennebec County, Maine" by E.S. Coffin Engineering & Surveying, Inc., dated December 14, 2020, located on the northwesterly side of Togus Road (Route 226), approximately 300 feet northeasterly from Chase Stream, in the Town of Chelsea, County of Kennebec, State of Maine, more particularly described as follows:

BEGINNING at a 5/8-inch rebar capped (ES COFFIN ENG PLS 1292) set in 2020 on the northwesterly right-of-way line of Togus Road near CMP pole #27/48 and near the end of a chain-link fence. Said point of beginning being S 54°40'20" W and 987.86 feet from a 5/8-inch rebar capped (Morin PLS 2157) found in 2020 at the most easterly corner of Regional School Unit No. 12 (Book 10127, Page 90).

THENCE S 54°40'20" W along the northwesterly right-of-way line of Togus Road, a distance of 32.02 feet.

THENCE S 53°03'50" W along the northwesterly right-of-way line of Togus Road, a distance of 367.60 feet to a 5/8-inch rebar capped (ES COFFIN ENG PLS 1292) set in 2020 at an easterly corner of Department of Veterans Affairs (Book 259, Page 207).

THENCE N 18°42'10" W along the northeasterly line of said Department of Veterans Affairs, a distance of 319.09 feet to a 5/8-inch rebar capped (ES COFFIN ENG PLS 1292) set in 2020.

THENCE N 55°08'42" E along remaining land of said Regional School Unit No. 12, a distance of 135.36 feet to a 5/8-inch rebar capped (ES COFFIN ENG PLS 1292) set in 2021.

THENCE S 34°51'18" E along remaining land of said Regional School Unit No. 12, a distance of 99.31 feet to a 5/8-inch rebar found in 2020 flush with the ground.

THENCE N 55°07'33" E along remaining land of said Regional School Unit No. 12, a distance of 156.41 feet to a 5/8-inch rebar capped (ES COFFIN ENG PLS 1292) set in 2020.

THENCE S 40°24'39" E along remaining land of said Regional School Unit No. 12, a distance of 194.54 feet back to the point of beginning.

Meaning and intending to describe 1.99 acres of land shown on plan entitled "Boundary Survey, Town of Chelsea, Proposed Conveyance, 560 Togus Road, Chelsea, Kennebec County, Maine" by E.S. Coffin Engineering & Surveying, Inc., dated December 14, 2020. Directions are Magnetic North 2020.

BEING a portion of land conveyed from The Inhabitants of the Town of Chelsea to Regional School Unit No. 12, dated June 25, 2009, and recorded in Book 10127, Page 90.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

[signature page follows]

IN WITNESS WHEREOF, this deed has been executed by _____
in his/her capacity as _____, duly authorized, as of this ____ day of
_____ 2022.

WITNESS:

REGIONAL SCHOOL UNIT NO. 12

By: _____

Its: _____

Print: _____

STATE OF MAINE
COUNTY OF _____

_____, 2022

Then personally appeared the above-named _____,
_____ of **REGIONAL SCHOOL UNIT NO. 12** 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 the **REGIONAL SCHOOL UNIT NO. 12**.

Before me,

Notary Public

Print Name: _____

Commission Expires: _____
(Affix notarial seal)