

**RELEASE DEED**

**KNOW ALL PERSONS BY THESE PRESENTS**, That **Frank W. Murphy, LLC**, a **Maine limited liability company** with an office in Cape Elizabeth, County of Cumberland and State of Maine, hereby releases and forever quitclaims to the **Town of Cape Elizabeth**, a municipality located in the State of Maine, whose mailing address is 320 Ocean House Road, Cape Elizabeth, Maine 04107, all of its right, title and interest in the real property described in **Exhibit A** attached hereto and incorporated herein by reference (the "Property").

The Property shall be permanently preserved as open space and dedicated as a Village Green pursuant to Section 19-6-4 (D)(3)(g)(4) of the Cape Elizabeth Zoning Ordinance. The Village Green may not be developed or burdened by improvements that are permanently affixed to the land. Structures shall be allowed that are consistent with the Property's principal use as a Village Green and may include, but not limited to, a gazebo, performance stage or other temporary structures that can be readily relocated and do not adversely affect the Property.

**IN WITNESS WHEREOF**, the above-named Grantor has set its hand and seal by and through David Jacobson, its duly authorized Manager, this \_\_\_\_ day of April, 2020

**Frank W. Murphy, LLC**

\_\_\_\_\_  
Witness

\_\_\_\_\_  
By: David Jacobson  
Its: Manager

State of Maine  
County of Cumberland

April \_\_, 2020

Personally, appeared before me the above-named David Jacobson, Manager of Frank W. Murphy, LLC and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Frank W. Murphy, LLC.

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public  
My Comm. Expires: \_\_\_\_\_

**Exhibit A**

**Village Green**

A certain lot or parcel of land situated on the easterly side of Ocean House Road in the Town of Cape Elizabeth, County of Cumberland and State of Maine described as follows:

A certain lot or parcel of land situated on the easterly side of Ocean House Road in the Town of Cape Elizabeth, County of Cumberland and State of Maine described as follows:

Beginning at a point on the easterly sideline of Ocean House Road, at land now or formerly of the Town of Cape Elizabeth (book 1265, page 74), being the southwesterly corner of land of the grantor;

Thence, N 70°40'10" E along the northerly line of said land formerly of Rudolf F. Haffenreffer IV Trust and now of Frank W. Murphy, LLC, by virtue of deed from Rudolf F. Haffenreffer, IV, Trustee of the Rudolf F. Haffenreffer Trust u/t/d November 12, 2003 as amended, to Frank W. Murphy, LLC, dated September 25, 2019 and recorded in the Cumberland County Registry of Deeds in Book 36013, Page 244, 207.28 feet;

Thence, the following courses and distances through land of the grantor:

Southeasterly along a non-tangent curve to the right which bears a radius of 75.50 feet, an arc length of 7.55 feet, a chord bearing of S12°04'51"E, and a chord length of 7.55 feet;  
S09°12'57"E a distance of 24.66 feet;  
S80°47'03"W a distance of 18.00 feet;  
S09°12'57"E a distance of 112.00 feet;  
N80°47'03"E a distance of 18.00 feet;  
S09°12'57"E a distance of 3.26 feet to tangent curve to the right;  
Southwesterly along a tangent curve to the right which bears a radius of 69.50 feet and an arc length of 109.17 feet;  
S80°47'03"W a distance of 20.49 feet;  
S82°44'01"W a distance of 22.29 feet;  
S70°39'23"W a distance of 83.67 feet to the easterly sideline of said Ocean House Road;

Thence, northwesterly along the easterly sideline of said Ocean House Road along a non-tangent curve to the left which bears a radius of 2914.93 feet, an arc length of 194.80 feet, a chord bearing of N12°06'01"W, and a chord length of 194.76 feet to the point of beginning.

Containing 37,094 square feet, more or less.