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DLN 2481953

QUITCLAIM DEED

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Andrew Keddell, a married person, having an address of 101 Crowley Road, Lewiston, Androscoggin County, Maine, grants to **Andrew Keddell and Alicia Ann Keddell**, a married couple having an address of 101 Crowley Road, Lewiston, Androscoggin County, Maine, *as joint tenants with rights of survivorship.*

with ***Quitclaim Covenants***, the following described real estate:

See "Exhibit A" Attached

TOGETHER WITH AND SUBJECT TO any and all covenants, exceptions, reservations, easements, rights of way, conditions, stipulations, and restrictions of record, insofar as the same are enforceable and in effect.

Meaning and intending to describe and convey the same premises described in a Deed from Car-Ty Development, LLC to the Grantor herein, dated June 6, 2024 and recorded with the Androscoggin County Registry of Deeds in Book 11593, Page 146.

This is a noncontractual transfer without consideration and, accordingly, no transfer tax is due pursuant to MRS Title 36, §4641-C. EXEMPTIONS.

The preparer of this deed makes no representation as to the status of title to the property described herein. A current title examination was neither requested nor performed.

Witness my hand and seal this 21 day of FEBRUARY, 2025.

WITNESS:

_____

_____
Andrew Keddell

STATE OF MAINE
CUMBERLAND, ss

FEBRUARY 21, 2025

Then personally appeared the above-named Andrew Keddell and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said Limited Liability Company.

Before me,

ABIGEL GYORGY
My Commission Expires
06-27-2031
NOTARY PUBLIC-MAINE

_____
Notary Public/Attorney-at-Law
Commission Expiration:

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"Exhibit A"

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A certain lot or parcel of land, with any improvements thereon, situated on the southeasterly sideline of Crowley Road in the City of Lewiston, County of Androscoggin, State of Maine and being more particularly described as follows:

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BEGINNING at a capped 5/8" rebar situated on the apparent southeasterly sideline of said Crowley Road, said capped rebar also being N 46° 59' 40" E along the apparent southeasterly sideline of said Crowley Road a distance of one hundred thirty-one and 04/100 feet (131.04') from the northwesterly corner of land now or formerly of Nicole A. Savage as described in a deed dated August 15, 2017 and recorded in the Androscoggin County Registry of Deeds in Book 9677, Page 96;

1) Thence, N 46° 59' 40" E along the apparent southeasterly sideline of said Crowley Road a distance of one hundred eighteen and 00/100 feet (118.00') to a capped 5/8" rebar;

2) Thence, S 79° 35' 01" E a distance of three hundred eighty-three and 67/100 feet (383.67') to 1" pipe on the northwesterly sideline of land now or formerly of Panthea J. Burns as described in a deed dated January 14, 2014 and recorded in said Registry in Book 8854, Page 195;

3) Thence, S 25° 36' 01" W along the northwesterly sideline of said Burns as witnessed in proximity by a box wire fence a distance of one hundred seventy-eight and 00/100 feet (178.00') to a capped 5/8" rebar;

4) Thence N 68° 52' 34" W a distance of four hundred fourteen and 59/100 feet (414.59') to the POINT OF BEGINNING.

The bearings above referred to are referenced to Grid North - Maine West - NAD 83. All capped 5/8" rebar are further identified by a yellow plastic cap inscribed PLS 2216.

No Transfer Tax Paid
TINA M. CHOUINARD, REGISTER