NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 20017 PG 333**
Instr # 2026040072
10/20/2026 10:07:05 AM
Pages 2 YORK CO

DLN: 4387414

WARRANTY DEED

Michael J. Lewis, with a mailing address of 107 Dagmar Drive, Wells, ME 04090, for consideration paid, grants to **Blackwater Construction, LLC,** a New Hampshire limited liability company, with a mailing address of 65 Nimble Hill Road, Newington, NH 03801, with warranty covenants, those certain lots or parcels of land with any improvements thereon located in the Town of Wells, County of York and State of Maine, and being Lots 1 through 8 as shown on a plan entitled "RIVER LANDING SUBDIVISION, TATNIC ROAD, WELLS, MAINE" prepared for Michael J. Lewis by Tidewater Engineering dated August 31, 2021 and recorded in the York County Registry of Deeds at Plan Book 423, Pages 13-15.

Maine R.E. Transfer Tax Paid

Said premises are conveyed SUBJECT TO and TOGETHER WITH those notes, conditions of approval, restrictions, buffers, and easements as set forth or depicted on said recorded Plans.

Said premises are further conveyed TOGETHER WITH an easement over Dagmar Drive, as depicted on said recorded Plans, to be used as a right-of-way, in common with others, to gain access to and exit from Tatnic Road and the above-described premises. Said easement may be used on foot or with vehicles and may be used for the installation and maintenance of all utility services.

Said premises are further conveyed SUBJECT TO and TOGETHER WITH all of the terms, covenants, conditions, easements and restrictions as set forth in that certain document entitled Declaration of Easements, Covenants, Conditions, and Restrictions for The River Landing Subdivision, Tatnic Road, Wells, Maine, dated October 14, 2022 and recorded in the York County Registry of Deeds at Book 19134, Page 660 as amended by instrument dated November 8, 2024 and recorded in said Registry at Book 19553, Page 149, and any recorded amendments thereto.

Lots 2, 4, 7 and 8 are conveyed SUBJECT TO "NO CUT" Buffers as depicted on said above-mentioned plans.

Lot 8 is conveyed SUBJECT TO a 10-foot-wide access easement along Lot 7 to allow members of The River Landing Subdivision ingress and egress access on foot only from Dagmar Drive to the Open Space area near the Ogunquit River as depicted on said above-mentioned plans.

Lot 8 is conveyed SUBJECT TO a drainage easement as depicted on said above-mentioned plans in favor of Michael J. Lewis and The River Land Subdivision Homeowners Association.

Meaning and intending to convey a portion of the premises conveyed to Michael J. Lewis by deed of Joseph R. Lindsey, said deed being dated September 8, 2020 and recorded in the York County Registry of Deeds at Book 18380, Page 755.

Witness my hand and seal this 19th day of October, 2026.

Witness

Michael J. Lewis

STATE OF NH
COUNTY OF Rockingham

October 19, 2026

Personally appeared before me the above-named, Michael J. Lewis, and acknowledged the foregoing instrument to be his free act and deed.

MOLLY FERRARA
STATE OF
MY
COMMISSION
EXPIRES
01/12/2027
NEW HAMPSHIRE
NOTARY PUBLIC

Notary Public's Name:
My commission expires: