NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 19328 PG 665**
Instr # 2023032588
10/13/2023 09:29:54 AM
Pages 4 YORK CO

Return to:
Zachary David Conner and Tara Elizabeth Conner

Transfer Tax: $2,516.80

DLN: 1002340252359

WARRANTY DEED

John S. Norton of, 56 Beaver Dam Road, South Berwick, ME 03908, and **Tiffany M. LeBlanc, formerly known as Tiffany L. Auger and as Tiffany L. Norton** , of 39 Linscott Road Sanford, ME 04073, for consideration paid, grant to **Zachary David Conner and Tara Elizabeth Conner**, of 8 Lefevre Drive, Kingston, NH 03848, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

SEE ATTACHED EXHIBIT A

MEANING and INTENDING to describe and convey the same premises conveyed to John S. Norton and Tiffany L. Auger by deed of Timothy J. Coleman and Anne M. Coleman dated 5/29/2014 and recorded at Book 16829, Page 646 in the York County Registry of Deeds.

THE REMAINDER OF THIS PAGE IS LEFT INTENTIONALLY BLANK.

Maine R.E. Transfer Tax Paid

Executed this 11th day of October, 2023.

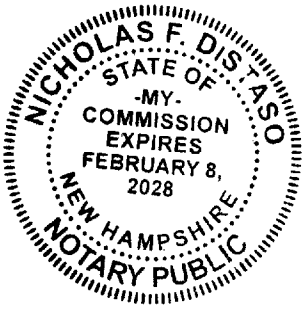
John S. Norton

State of New Hampshire

County of Rockingham 10/11/2023

Then personally appeared before me the said John S. Norton and acknowledged the foregoing instrument to be his free and voluntary act and deed.

Notary Public/Attorney at Law
Commission expiration:



Executed this 11th day of October, 2023.

Tiffany M. LeBlanc

State of New Hampshire

County of Rockingham 10/11/2023

Then personally appeared before me the said Tiffany M. LeBlanc and acknowledged the foregoing instrument to be her free and voluntary act and deed.

Notary Public/Attorney at Law
Commission expiration:

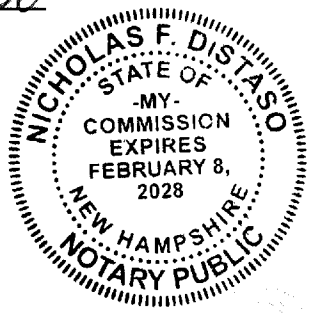


EXHIBIT A

A certain lot or parcel of land, with any buildings and improvements thereon, situated in the town of South Berwick, County of York and State of Maine, shown as Lot No. 71, on a Plan entitled "Old Mill Revision, by Robert P. Levesque on the Great Works River & Route 236, So. Berwick, Maine" (hereinafter referred to as the "Plan") prepared by Richard A. Manthorne and recorded in the York County Registry of Deeds in Plan Book 121, Page 14, which certain lot or parcel (hereinafter referred to as the "Lot") is more particularly bounded and described as follows:

Beginning on the northerly side of Beaver Dam Road, so called, at the southwesterly corner of Lot No. 70 as shown on said plan;

thence North 12° 21' 57" West by and along said Lot No. 70 a distance of one hundred sixty-two and fifty-six hundredths (162.56) feet to land now or formerly of James R. Tarason et al;

thence South 73° 44' 56" West by and along said Tarason land a distance of one hundred thirty-eight and ninety-six hundredths (138.96) feet to land now or formerly of Russell C. Goodwin;

thence South 7° 12' 39" East by and along said Goodwin land a distance of one hundred fifty-nine and thirty-two hundredths (159.32) feet to the northerly sideline of said Beaver Dam Road;

thence generally easterly by and along the northerly sideline of said Beaver Dam Road on a curve to the right having a radius of 2,116.4037 feet an arc distance of 153.09 feet to the point of beginning. Said lot contains 23,223 square feet, more or less.

The above described premises are conveyed together with the right of way for purposes of ingress, egress, and the placement of all utilities over the streets, drives, paths, lanes and roads as shown on said plan.

Said certain Lot is conveyed together with:

1. All rights and easements in common with other Lot Owners as described in (a) the "Declaration of Protective Covenants, Old Mill Subdivision, South Berwick, Maine, by Robert P. Levesque, Sr., Owner and Developer" executed June 4, 1981, and recorded in the York County Registry of Deeds in Book 2798, Page 322, as amended by Amendment to "Declaration of Protective Covenants, Old Mill Subdivision, South Berwick, Maine, by Robert P. Levesque, Sr., Owner and Developer" dated the 27th day of June, 1982, and recorded in said Registry in Book 2948, Page 258, (b) Declaration of Covenants, Conditions and Restrictions dated the 27th day of June, 1982, and recorded in said Registry in Book 2948, Page 261, as

amended by Amendment to Declaration of Covenants, Conditions and Restrictions dated January 3, 1983, and recorded in said Registry in Book 3033, Page 110 (which Declaration of Protective Covenants, Old Mill Subdivision, South Berwick, Maine, by Robert P. Levesque, Sr., Owner and Developer, as amended and Declaration of Covenants, Conditions and Restrictions, as amended, are hereinafter referred to as the "PUD Documents"), and (c) the Plan.

2. An easement in common with the owners of other Lots to use any recreation areas, open spaces, common areas, and other facilities shown on the Plan in accordance with, but Subject To, the terms, conditions, covenants and agreements contained in the PUD Documents.

Said Lot is conveyed Subject to:

1. All easements, covenants, obligations, conditions, restrictions, reservations and encumbrances contained in or referred to in the PUD Documents and Plan.
2. An easement in favor of the other Lots to use any recreation areas, open spaces, common areas and other facilities shown on the Plan in accordance with, but subject to, the terms, conditions, covenants and agreements contained in the PUD Documents.
3. The provisions of the PUD Documents, as the same may be amended or modified from time to time by instrument recorded or filed in the York County Registry of Deeds, which provisions, together with any amendments or modifications thereto, shall constitute covenants running with the land and shall bind any person having at any time any interest or estate in the Lot, his family, servants and visitors as if those provisions were recited and stipulated at length herein.