NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 18595 PG 215**
Instr # 2021015627
03/18/2021 03:58:09 PM
Pages 3 YORK CO

Maine R.E. Transfer Tax Paid

DLN: 1002140136162

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that **Marion Office LLC**, a Massachusetts limited liability company, with an address of 120 Front Street, Marion, MA 02738, for consideration paid, grants to **Rachel C. Marshall** with an address of 234 Van Wies Point Road, Glenmont, NY 12077, with **WARRANTY COVENANTS**, the premises situated in the Town of Limington, York County, State of Maine, known as 697 Sokokis Avenue, described as follows:

A certain lot or parcel of land together with improvements thereon, located on Sokokis Avenue in the Town of Limington, County of York and State of Maine as shown on Boundary Survey Division Plan – East View Existing Tax Map R15 Lot 24 (697 Sokokis Avenue) Limington, Maine prepared for NBD Solar Maine, LLC, Land of William D. Tiedemann Living Trust by Fieldstone Land Consultants, PLLC dated January 6, 2021, recorded in the York County Registry of Deeds in Plan Book 412, Page 38, more particularly described as follows:

Easterly Portion (east side of Sokokis Avenue), Limington, Maine

A certain parcel of land situated on the easterly side of Sokokis Avenue (aka route 11) in the Town of Limington, County of York, State of Maine, and shown as existing Lot R15-24 on a plan entitled " Boundary Survey, Division Plan – (East View), Existing Tax Map R15 Lot 24, (697 Sokokis Avenue), Limington, Maine, prepared for NBD Solar Maine, LLC, land of (existing Lot R15-24) William D. Tiedemann Living Trust", scale: 1 inch = 100 feet, dated January 6, 2021, page 2 of 2, prepared by Fieldstone Land Consultants, PLLC, and more particularly described as follows:

Beginning at the northwesterly corner of the herein described parcel at a point on the easterly sideline of Sokokis Avenue and at the southwest corner of land of Roy B. & Linda D. Whittaker (Lot R15-21), said point lying N 81° 06' 11" E 10.66 feet from an iron pipe; thence by Lot R15-21.

1. N 81° E 1630 +/- feet to a point on the westerly bank of the Saco River; thence by the bank of the Saco River
2. Southeasterly 1246 +/- feet to a point at land of Ralph S. Chick (Lot R15-25); thence by Lot R15-25
3. S 82° 15' W 1771 +/- feet to a point, and
4. N 05' 30' W 365 +/- feet to a point, and
5. S 83° W 184 +/- feet to a point on the easterly sideline of Sokokis Avenue, said point lying N 82° 57' 26" E 5.98 feet from a granite bound; thence along Sokokis Avenue
6. Northerly by a curve to the left having a radius of 1148.00 feet a distance of 232.81 feet to a point of tangent, and
7. N 09° 26' 43" W 536.16 feet to the point of beginning.

Subject to all matters shown on the above-referenced Plan.

Subject to rights and easements as described in Easement Deed from William D. Tiedemann to Central Maine Power Company dated January 11, 1967 and recorded at the York County Registry of Deeds in Book 1758, page 255.

Subject to rights and easements as described in Easement Deed from William D. Tiedemann, Trustee of the William D. Tiedemann Living Trust dated March 26, 1999 to Crown Castle Towers 09 LLC by instrument dated January 21, 2017, and recorded at the York County Registry of Deeds in Book 17405, Page 940.

Meaning and intending to describe and convey the same premises conveyed to Grantor by Warranty Deed of NBD Solar Maine, LLC dated March 5, 2021, and recorded with the York County Registry of Deeds at Book18583, Page 243.

[signature on the following page]

EXECUTED this 17th day of March, 2021.

Maron Office LLC

By: _____
Christian Loranger, Manager

STATE OF Massachusetts

COUNTY OF Plymouth

On this the 17th day of March, 2021, then personally appeared the above-named Christian Loranger, duly authorized Manager of Marion Office LLC, , known to me or having provided proof of identification in the form of Ma. issued drivers license acknowledged that he executed the foregoing instrument on behalf of the company for the purposes therein contained.

GAIL A. FLEURENT
MY COMM. EXPIRES
AUGUST 9, 2025
NOTARY PUBLIC
COMMONWEALTH OF
MASSACHUSETTS

_____
Notary Public

Printed Name: GAIL A FLEURENT

My Commission Expires: 08-09-2025