NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 19530 PG 741**
Instr # 2024034410
10/10/2024 02:52:09 PM
Pages 2 YORK CO

After Recording Return To:
Lisa Niedenfuhr
40 Hillcrest Drive, Kennebunk, ME 04043

2024.00

Maine R.E. Transfer Tax Paid

Warranty Deed

KNOW ALL PERSONS BY THESE PRESENTS: That **Gregory Trayes** of **40 Hillcrest Drive, Kennebunk, ME 04043**, for consideration paid, grants to **Lisa Niedenfuhr** of **2 Ashley Lane, Apt. 2, Kennebunk, ME 04043**, with **WARRANTY COVENANTS:**

A CERTAIN LOT OR PARCEL OF LAND WITH ANY BUILDINGS THEREON, SITUATED IN THE TOWN OF KENNEBUNK, COUNTY OF YORK AND STATE OF MAINE, AND BEING LOT NO. 2 AS SHOWN AND DELINEATED ON "PLAN SHOWING HILLCREST ACRES, PROPERTY OF RALPH D. CURTIS, KENNEBUNK MAINE SCALE 1 IN. = 60 FT., JULY 18, 1968 LIBBY AND DOW - ENG'RS. - SACO, ME.", DULY RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS, PLAN BOOK 48, PAGE 10.

SAID LOT IS CONVEYED TOGETHER WITH ALL OF THE GRANTOR'S RIGHT, TITLE AND INTEREST IN AND TO "HILLCREST DRIVE" AS SHOWN AND DELINEATED ON AFORESAID PLAN SUBJECT ONLY TO THE RIGHT TO PASS AND REPASS ALONG, OVER AND ACCESS SAID WAY AS SET FORTH IN DEEDS OF LOT NOS. 9, 10, 11 AND 12.

TOGETHER WITH AN EASEMENT IN COMMON WITH OTHERS AS DESCRIBED IN DEED OF STUART AND THELMA M. LITTLEFIELD TO RALPH D. CURTIS AND BARBARA B. CURTIS DATED FEBRUARY 29, 1968 AND RECORDED IN SAID REGISTRY IN BOOK 1801M PAGE 365.

SAID HILLCREST DRIVE IS FURTHER CONVEYED SUBJECT TO THE PERPETUAL RIGHT TO INSTALL WATER PIPELINES THEREIN AS SET FORTH IN EASEMENT DEED OF RALPH D. CURTIS ET AL. TO KENNEBUNK, KENNEBUNKPORT AND WELLS WATER DISTRICT DATED AUGUST 30, 1968 AND RECORDED IN SAID REGISTRY IN BOOK 1817, PAGE 667, AND SUBJECT TO THE RIGHTS AND EASEMENTS GRANTED TO KENNEBUNK LIGHT AND POWER DISTRICT AND NEW ENGLAND TELEPHONE CO. BY EASEMENT

DEED DATED OCTOBER 31, 1968 AND RECORDED IN SAID REGISTRY IN BOOK 1861, PAGE 360.

SAID HILLCREST DRIVE IS CONVEYED SUBJECT TO AN EASEMENT TO THE KENNEBUNK SEWER DISTRICT DATED SEPTEMBER 4, 1958 AND RECORDED IN SAID REGISTRY IN BOOK 1385, PAGE 553 WHICH CROSSES SAID DRIVE IN A NORTHWEST-SOUTHEAST DIRECTION.

Meaning and intending to describe and convey the same premises conveyed to Gregory Trayes by virtue of a deed from Gregory Trayes, Michael Trayes, David Trayes and Stephen Trayes, dated April 26, 2018 and recorded with the York County Registry of Deeds on September 27, 2018 at Book 17810, Page 65.

Executed this 9 day of October, 2024.

Gregory Trayes

STATE OF Maine
COUNTY OF York

Then personally appeared before me on this 9 day of October, 2024, the said Gregory Trayes and acknowledged the foregoing to be his voluntary act and deed.

Notary Public/Justice of the Peace
Commission expiration: 9.5.2029

Danielle A. DeFelice
Notary Public - Maine
My Commission Expires
September 05, 2029