Bk 11766 Pg325 #1510
02-04-2025 @ 12:44p

NOT AN OFFICIAL COPY

WARRANTY DEED
Statutory Short Form

DLN: 2396307

KNOW ALL BY THESE PRESENTS, That **Albert Wooten and Gayle O. Wooten**, whose mailing address is 24 Union Street, Livermore Fall, Maine 04254, for consideration paid, grant to **Litchfield Realty Holdings, LLC**, a Maine Limited Liability Company, whose mailing address is 24 Union Street, Livermore Falls, Maine 04254, with Warranty Covenants, the real property in the Town of **Livermore Falls**, County of **Androscoggin** and State of **Maine**, more particularly described as follows:

A certain lot or parcel of land, together with the buildings thereon, situated on the northerly side of Union Street, in the Town of Livermore Falls, County of Androscoggin, State of Maine, more particularly bounded and described as follows:

Commencing at the southeasterly corner of land formerly of R.C. Enstedt, on the northerly side of said street; thence northerly on line of said Enstedt property about one hundred forty four (144) feet and eight (8) inches to land formerly of Mrs. George Currier; thence easterly on line of said Currier land and on line of land formerly of Albert Haskell forty two (42) feet and ten (10) inches to a stone monument set in the ground; thence southerly to a stone monument on the northerly side of said Union Street; thence westerly on line of said street forty eight (48) feet and three (3) inches to the place of beginning.

Meaning and intending to convey the premises and conveying the real property described in a deed to **Albert Wooten and Gayle O. Wooten**, dated September 30, 2024, and recorded in the Androscoggin County Registry of Deeds in Book 11683, Page 327.

Witness our hands and seals this 30 day of January 2025.

Witness:

Angel Ray
Angel Ray

Amanda B.
Amanda Brooks

Albert Wooten
Albert Wooten

Gayle O. Wooten
Gayle O. Wooten

STATE OF FLORIDA

COUNTY OF DUVAL, ss 30 JANUARY, 2025.

Personally appeared on the above date, the above-named Albert Wooten and Gayle O. Wooten and acknowledged the foregoing instrument to be their free act and deed.

HARISH A PATEL
Notary Public-State of Florida
Commission # HH 327743
My Commission Expires
February 26, 2027

Before me,
H A P
Notary Public/Attorney at Law
Print name: HARISH A PATEL
Exp: 26 FEB 2027

No Transfer Tax Paid
TINA M. CHOUINARD, REGISTER
ANDROSCOGGIN COUNTY MAINE E-RECORDED