COPY

WARRANTY DEED

Know All By These Presents that **Lakeside Homes, LLC**, a Maine Limited Liability Company with a mailing address of P. O. Box 6325, Scarborough, ME 04074, for consideration paid, grants to **163 Deep Cove Road, LLC**, a Maine Limited Liability Company with a mailing address of P. O. Box 6325, Scarborough, ME 04074, with **WARRANTY COVENANTS**, the following real property:

PARCEL ONE:

A certain lot or parcel of land situated on the westerly side of Shore Road in the said Town of Raymond, bounded and described as follows:

Being at a point on the westerly side of said Shore Road where it is intersected by the prolongation northwesterly of the lot line between Lots #31 and #32 as shown on a plan of Deep Cove at Raymond, Maine made for Walter Lown by H. I. and E. C. Jordan C.E. in September 1946, revised in March 1948, and recorded in the Cumberland County Registry of Deeds in Plan Book 33, Page 66;

Thence by laud now or formerly of Deep Cove Shores, Inc. on a course of N 76° 36' W a distance of one hundred and two hundredths (100.02) feet to a point;

Thence by other land of said Deep Cove Shores, Inc. on a course of S 14° 32' W a distance of one hundred twenty-one and eighty-seven hundredths (121.87) feet to an angle point;

Thence S 15° 09' E a distance of ninety-two and ninety-three hundredths (92.93) feet;

Thence by land now or formerly of said Deep Cove Shores, Inc. on a course of N 74° 51" E a distance of one hundred (100) feet to said Shore Road;

Thence by said Shore Road a course of N 15° 09' W a distance of sixty-six and forty-three (66.43) feet to an angle point;

Thence by Shore Road a course of N 15° 32' a distance of ninety-five (95) feet more or less to the point of beginning. Said courses are magnetic and of the date of 1946.

Also conveying the rights of way over Deep Cove Shores Road described in the deed from Deep Cove Shores, Inc. to Rose Bicknell Lindsey dated January 30, 1961 and recorded in Cumberland County Registry of Deeds in Book 2587, Page 58.

PARCEL TWO:

A certain lot or parcel of land situated off the westerly side of Deep Cove Rd, but not adjacent thereto, in the Town of Raymond, County of Cumberland, State of Maine, and being further described as follows:

Beginning at a 5/8" rebar found with surveyor's identification cap stamped "NCS INC" found 8" above grade at the most northerly corner of land now or formerly of Scott M. Maxwell as Trustee of the Manor Harbor Realty Trust by a deed dated March 22, 2018 and recorded as Book 34735, Page 320;

Thence South 71° 25' 45" West through the land of Happy Peaches LLC, a distance of 216.09 feet to a 5/8" rebar w/ surveyor's identification cap stamped "Terradyn PLS 2532" set near the high-water mark of Sebago Lake;

Thence North 54°14' 21" West, through land of said Happy Peaches LLC, a distance of 23.52 feet to a line that is a distance of 110.00 feet northerly of land parallel to the line between Lots 3 and 4 in the first range of lots in the Town of Raymond;

Thence North 35° 45' 39" East, parallel with and 110.00 feet northerly of the said range lot line, a distance of 209.53 feet to land now or formerly of Arlene A. Briard and Katrina J. Bowdish by a warranty deed dated July 11, 2014 and recorded as Book 31651, Page250;

Thence North 86° 27' 52" East, along land of Briard & Bowdish, a distance of 94.6 l feet to the northwesterly corner of land now or formerly of Lakeside Homes, LLC as described in a deed from E. Jane Bopp to Lakeside Homes, LLC dated August 25, 2020 and recorded as Book 37102, Page 200;

Thence South 03° 19' 55" East, along land of said Lakeside Homes, LLC a distance of 120.99 feet to the Point of Beginning.

All bearings refer to Grid North, as noted on a plan entitled "Lot Division Plan of Happy Peaches LLC Parcel, 22 Manor Harbor Rd. Raymond," prepared by Terradyn Consultants, LLC, dated January l, 2022, Project #21-4071, recorded in said Registry of Deeds in Plan Book 222, Page 33.

The premises hereinabove described is conveyed subject to any easements and restrictions of record and together with the benefit of all rights, easements, privileges and appurtenances belonging thereto.

Grantor's title recorded on August 28, 2025 in the Cumberland County Registry of Deeds at Book 41685, Page 347.

In Witness Whereof, this instrument has been executed by **Raymond Labonte**, duly authorized Sole Member of **Lakeside Homes, LLC**, this 16th day of October, 2025.

Lakeside Homes, LLC

By:_____
Raymond Labonte, Sole Member

STATE OF MAINE
COUNTY OF CUMBERLAND

The foregoing instrument was acknowledged before me this 16th day of October, 2025, by **Raymond Labonte**, Sole Member of **Lakeside Homes, LLC**, on behalf of the Limited Liability Company, to be his free act and deed.

_____
Notary Public/Attorney at law

KEVIN J. GERSPACH
MAINE BAR #6477