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LEM 09/30/26 8:33 PM EDT dotloop verified

JM 10/03/26 9:50 AM EDT dotloop verified

NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 19403 PG 220**
Instr # 2024007610
03/15/2024 12:58:11 PM
Pages 4 YORK CO

Maine R.E. Transfer Tax Paid

WARRANTY DEED
(Maine Short Form)

Anita M. Drapeau of 43 Middle Street, Apt. 302G, Saco, Maine 04072, by and through **Patrice D. Bibeau**, with a mailing address of 1701 Matisse Court, Severn, Maryland 21144, and **Nancy A. Drapeau**, with a mailing address of 6 Brown Farm Road, Biddeford, Maine 04005, her Attorneys-in-Fact by General Durable Power of Attorney dated January 13, 2020, for consideration paid, grants to **Lawrence E. McNulty, Jr. and Joy A. McNulty,** who have a mailing address of 50 Peabody Drive, Stowe, Massachusetts 01775-1007, with Warranty Covenants, as joint tenants, certain real estate together with the buildings and any improvements located thereon, situated at 1 Smithfield Meadows in the City of Biddeford, County of York and State of Maine, bounded and described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN.

IN WITNESS WHEREOF, Anita M. Drapeau has set her hand and seal this 9th day of March, 2024.

Witness Ruth E Pena

Anita M. Drapeau by Patrice D. Bibeau, her Attorney-in-fact

Anita M. Drapeau By: Patrice D. Bibeau, her Attorney-in-Fact

STATE OF Maryland
Anne Arundel, ss. March 9, 2024

Then personally appeared the above-named Patrice D. Bibeau as Attorney-in-Fact for Anita M. Drapeau and acknowledged the foregoing instrument to be her duly authorized free act and deed in her said capacity.

LAUREN DUNCAN
Notary Public - State of Maryland
Anne Arundel County
My Commission Expires Mar 17, 2027

Before me,

Lauren M Duncan
Notary Public

Lauren Duncan
(Print Name)

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Witness

Anita M. Drapeau By: Nancy A. Drapeau, her Attorney-in-Fact

STATE OF MAINE
YORK, ss.

March 15, 2024

Then personally appeared the above named Nancy A. Drapeau as Attorney-in-Fact for Anita M. Drapeau and acknowledged the foregoing instrument to be her duly authorized free act and deed in her said capacity.

Before me,

~~Notary Public~~ Attorney-at-Law

Dean K. Bouffard

(Print Name)

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EXHIBIT A

PARCEL 1

A certain lot or parcel of land with the buildings thereon situated on the Southwesterly side of West Street, formerly known as Newtown Road, in Biddeford, County of York and State of Maine and more particularly described as follows:

BEGINNING on the southwesterly side of West Street, as aforesaid, at a point marking the northeasterly corner of the parcel herein described and a private road;

THENCE in a general southerly direction along West Street, a distance of 125 feet, more or less, to other land of the within Grantors;

THENCE turning and running generally westerly a distance of 350 feet, more or less, to other land of these Grantors;

THENCE turning and running northerly a distance of 130 feet, more or less to a private road now known as Smithfield Meadows and other land of these Grantors;

THENCE turning and running easterly along said Smithfield Meadows a distance of 390 feet, more or less, to West Street and the point of beginning.

The foregoing conveyance containing approximately 47,360 square feet.

The foregoing conveyance is made together with the following restriction – that no other structures shall be built on the aforesaid premises with the exception of a garage to house the owners automobiles.

Being the same premises described in a deed from Walter G. Crepeau and Lucille D. Crepeau to Marcel G. Drapeau and Anita M. Drapeau, as joint tenants, dated July 31, 1975, and recorded in the York County Registry of Deeds at Book 2088, Page 514.

PARCEL 2:

A certain lot or parcel of land with the buildings thereon situated on the Southwesterly side of West Street in Biddeford, County of York and State of Maine and more particularly described as follows:

BEGINNING in the Northeasterly corner of Parcel 1 described herein as it intersects with West Street, so-called, in Biddeford, Maine;

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THENCE running South 87 degrees 43 minutes 23 seconds West, a distance of 407.30 feet to a point where said line intersects with a certain right of way used in common by the grantees herein with others, said right of way now known as Smithfield Meadows;

THENCE turning and running along the Southerly side of said Smithfield Meadows, Northerly 82 degrees 15 minutes 48 seconds East, a distance of 145.56 feet to a point;

THENCE continuing along the said Southerly bound of said Smithfield Meadows, North 84 degrees 17 minutes 22 seconds, East 103.17 feet to a point situated in a hedgerow;

THENCE turning and running North 79 degrees 32 minutes 56 seconds East, a distance of 84.30 feet to a point;

THENCE turning and running South 55 degrees 10 minutes 38 seconds East, a distance of 57.81 feet to the point of beginning at the sideline of West Street.

Also granting to the grantees herein the right to access and use said Smithfield Meadows right of way, in common with others, as shown on the "Plan Showing a Standard Boundary Survey, Land of Walter & Lucille Crepeau", by John D. Bruckler, P.L.S., dated December 1994, and recorded in the York County Registry of Deeds in Plan Book 224, Page 13.

Meaning and intending hereby to convey a small triangular parcel along the Southerly bound of the aforesaid Smithfield Meadows right of way together with the right to use the same as it borders the Drapeau property in common with others.

Being the same premises conveyed to Marcel G. Drapeau and Anita M. Drapeau, as joint tenants, by Deed of Walter G. Crepeau and Lucille D. Crepeau by deed dated February 24, 1995 and recorded in the York County Registry of Deeds in Book 7393, Page 186.

Grantor Anita M. Drapeau conveys as surviving joint tenant, Marcel G. Drapeau having died on January 2, 2001.