MAINE REAL ESTATE TRANSFER TAX PAID

BK14938 PGS 287 - 287 12/13/2023 08:18:00 AM
INSTR#: 2023025064 ATTEST: MATTHEW BOUCHER
RECEIVED KENNEBEC SS REGISTER OF DEEDS
eRecorded Document

WARRANTY DEED

DLN: _____

LARRY POULIN, of Readfield, ME, for consideration paid, grants to **SNOW POND REAL ESTATE LLC**, a Maine limited liability company with a mailing address of 8 Goldenrod Lane, Sidney, ME 04330, with **WARRANTY COVENANTS**, a certain lot or parcel of land, together with any buildings thereon, situated in the Town of Sidney, County of Kennebec and State of Maine, more particularly bounded and described as follows:

On the north by land formerly of E.W. Lewis, now or formerly of Dana Sturtevant; on the west by land formerly owned by Frank B. Bailey, now or formerly owned by Fernaude Jacques; on the south by land formerly owned by John H. Tilton, now or formerly owned by Harvey Tilton; and on the east by land formerly owned by Everett Reynolds, now or formerly owned by Luther Ellis, containing seventy-five (75) acres, more or less, and known as the Willoughby Taylor Lot.

Meaning and intending to convey the premises described in deed of Jean Pratt and Larry Poulin, Trustees of The Noella Poulin Loving Trust dated May 30, 1990, to Larry Poulin, said deed dated September 28, 2007 and recorded in the Kennebec County Registry of Deeds at Book 9523, Page 175.

WITNESS my hand and seal this 12th day of December, 2023.

_____
LARRY POULIN

STATE OF MAINE
COUNTY OF KENNEBEC

December 12th, 2023

Personally appeared the above named **Larry Poulin** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

_____
Notary Public
Print Name:
Commission Expires:

Robert M. Marden
Notary Public, State of Maine
My commission expires Dec. 4, 2030

LD/cm
NTS