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DEBRA ANDERSON
REGISTER OF DEEDS

WARRANTY DEED

Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS, That We, **SCOTT CARON and REBEKAH CARON**, both of Lyman, County of York, Maine, for consideration paid, grant **PETER D. THIBAULT and KELLY J. THIBAULT**, both having a mailing address of 333 North Street #2, Saco, Maine 04072, with ***WARRANTY COVENANTS***, as joint tenants, the land in Lyman, in the County of York and State of Maine, described as follows:

Maine R.E. Transfer Tax Paid

A certain lot or parcel of land, with the buildings thereon, located on McKenzie Way, so-called, in the Towns of Lyman and Arundel, County of York and State of Maine, being Lot No. 11 as depicted and described on Plans by Middle Branch, LLC, Professionals Land Surveyors, entitled "Subdivision Plan 'Kimball Farm Estates', Trout Brook Road, Arundel & Lyman, Maine" dated May 11, 2006, and "Easement and Buffer Plan 'Kimball Farms Estates', Trout Brook Road, Arundel & Lyman, Maine" recorded in the York County Registry of Deeds in Plan Book 315 at pages 34 and 35, and as depicted and described on Amended Subdivision Plan recorded with the York County Registry of Deeds in Plan Book 320, Page 35 ("Plans").

THE above-described property is conveyed subject to and together with the following:

1. All matters depicted or described on the above-referenced Plans;

2. All matters set forth in the Declaration of Kimball Farm Estates Owners Association with Covenants, Restrictions and Conditions dated November 29, 2006 and recorded with the York County Registry of Deeds in Book 15022, Page 778.

3. A certain non-exclusive right and easements in common with others for the passage of pedestrian and vehicular traffic and the installation, transmission and maintenance of utilities over and under McKenzie Way, so-called, as shown on the Plans.

BEING the same premises conveyed to Scott Caron and Rebekah Caron by virtue of a deed from Bob Caron & Sons Development Corp. dated January 6, 2009 and recorded in the York Registry of Deeds in Book 15542, Page 73.

SC
RC

Initial Initial

WITNESS our hands this 20 day of July, 2015.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF:

Witness

Witness

Scott Caron

Rebekah Caron

STATE OF MAINE
County of York, ss.

~~April~~ July 20, 2015

Personally appeared the above named Scott Caron and Rebekah Caron and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Notary Public/Attorney At Law

Mark L. Friedman
Notary Public, Maine
My Commission Expires Aug. 6, 2016

Print Name:

My Commission Expires:

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After Recording Return to:
Pater D. Thibault
Kelly J. Thibault
333 North Street #2
Saco, Maine 04072

← 2995

Initial Initial