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# WARRANTY DEED

**DLN: 100240142775**

Cole Bernstiel of Sidney, Kennebec County, Maine, for consideration paid, grant(s) to Bossworth Partners LLC, a Massachusetts Limited Liability Company of Wellesley Hills, Norfolk County, Massachusetts (whose mailing address is 33 Cedar Street, Wellesley Hills, MA 02481) with Warranty Covenants, as Joint Tenants with Rights of Survivorship the following described real estate:

See "Exhibit A" Attached

For grantors' source of title, reference may be had to a deed from Heineman Properties, Inc. to the grantor(s) herein, dated February 22, 2019, recorded in Penobscot Registry of Deeds, Book 15077, Page 206.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness my/our hand(s) and seal(s) this 30 day of April, 2021.

WITNESS:

_____

_____
Cole Bernstiel

_____

STATE OF MAINE
Kennebec, ss

April 30, 2021

Then personally appeared the above named Cole Bernstiel and acknowledged the foregoing instrument to be his/her free act and deed.

Before me,

_____
Notary Public/Justice of the Peace
Commission Expiration:

File No.: 2021-3296

Amber L. Cobb
Notary Public, State of Maine
My Commission Expires April 26, 2028

File No: 2021-3296

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## "Exhibit A"

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A certain lot or parcel of land with the buildings there, situated in the town of Old Town, County of Penobscot and State of Maine, bounded and described as follows:

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Begin at a point where the south line of the street laid out by the City of Old Town intersects the easterly line of Bosworth Street at the northwest corner of lot four (4) according to S.F. Harrison's plan and survey made in A.D. 1891, and recorded in the Penobscot Registry of Deeds in Plan Book 6, Page 7, thence by the said south line eastward one hundred twenty and forty-eight one-hundredths (120.48) feet; thence South two degrees, twenty-eight minutes East (S 02° 28' E) fifty-three and twenty-eight one-hundredths (53.28) feet; thence South eighty-seven degrees, thirty-two minutes West (S 87° 32' W) one hundred twenty and fifteen hundredths (120.15) feet; thence northward along the east line of Bosworth Street forty-three and ninety hundredths (43.90) feet to the point of beginning. The lot herein conveyed being lot number (4).

Maine Real Estate Transfer Tax Paid
SUSAN F. BULAY, REGISTER
PENOBSCOT COUNTY MAINE E-RECORDED