BK: OR 7338 PAGE: 166 # OF PGS: 2
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JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATETRANSFER TAX PAID
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HANCOCK

WARRANTY DEED

Sonja Salley of Levant, Penobscot County, Maine, for consideration paid, grants to Three Guys, LLC, a Maine limited liability company, having a place of business in Ellsworth, Hancock County, Maine (whose mailing address is 21 Alexis way, Ellsworth, ME 04605) with Warranty Covenants, the following described real estate:

See "Exhibit A" Attached

For grantor's source of title, reference may be had to a deed from Joel Wardwell to the grantor herein, dated August 12, 2021, recorded in Hancock Registry of Deeds, Book 7151, Page 386 and deed from Kathryn Hoke, Personal Representative of the Estate of G. Dean Hoke, dated August 30, 2021 in said Registry in Book 7151, Page 384.

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 hand and seal this 2nd day of August, 2024.

WITNESS:

_____

Sonja Salley

STATE OF MAINE
Penobscot, ss

August 2nd, 2024

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

Before me,

Kasey Louise Levesque NOTARY PUBLIC Exp. 09/30/2029 STATE OF MAINE

Kasey Louise Levesque
Notary Public/Justice of the Peace
Commission Expiration: 09/30/29

File No.: 2024-3745

COPY

File No: 2024-3745

"Exhibit A"

A certain lot or parcel of land, with any buildings and improvements thereon, situated in Orland, County of Hancock, State of Maine, described as follows:

Being Lot 7 as shown on a subdivision plan entitled "Final Subdivision Plan of Winkumpaugh Crossing, Map 12, Lot 10 Assessing Maps, Happytown Road, Orland, Maine" prepared by Plisga & Day, Land Surveyors, dated April 3, 2006 and recorded in Plan Book 35, Page 41 of Hancock County Registry of Deeds.

Subject to the restrictions set forth on said subdivision plan.

HANCOCK COUNTY