2021R-04610
TRANSFER TAX PAID
BOOK - PAGE
SAGADAHOC COUNTY MAINE
LYNN C MOORE, REGISTRAR
E-RECORDED ON
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PAGES: 4

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WARRANTY DEED

Wendy R. Crockett and James R. Crockett of Woolwich, Sagadahoc County, Maine, for consideration paid, grant(s) to **Nadine Thurston** of Concord, Merrimack County, New Hampshire (whose mailing address is 36 Walker Street, Concord, NH 03301) with Warranty Covenants, the following described real estate:

See "Exhibit A" Attached

For grantors' source of title, reference may be had to a deed from Chelsea E. Blake to the grantor(s) herein, dated April 6, 2017, recorded in Sagadahoc Registry of Deeds, Book 2017R, Page 02312.

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 28th day of May, 2021.

WITNESS:

Wendy R. Crockett

James R. Crockett

STATE OF MAINE
Sagadahoc, ss

_____, 2021

Then personally appeared the above named Wendy R. Crockett and James R. Crockett and acknowledged the foregoing instrument to be his/her free act and deed.

Before me,

Notary Public/Justice of the Peace
Commission Expiration: 11.3.2025

SUSAN HENNESSY
My Commission Expires
MAINE
11-13-2025
NOTARY PUBLIC

File No.: 2021-3830

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File No: 2021-3830

"Exhibit A"

ALL THAT CERTAIN PARCEL OF LAND, together with any improvements thereon, situated on the northwesterly side of the Meadow Road, in the Town of Woolwich, County of Sagadahoc and State of Maine, bounded and described as follows:

BEGINNING at 5/8 inch rebar capped and marked PLS #1327 found on the assumed northwesterly sideline of Meadow Road at a point which marks the southeasterly corner of those premises conveyed to Sarah E. Rowe and Lawrence V. Rowe, by deed dated July 7, 2004, and recorded in the Sagadahoc County Registry of Deeds in Book 2432, Page 139;

THENCE N 01° 31' 30" W along land now or formerly of said Sarah E. Rowe and Lawrence V. Rowe, a distance of 21.78 feet to a 5/8 inch rebar capped and marked PLS #1327 found in a stone wall;

THENCE N 70° 57' 27" E along land now or formerly of said Sarah E. Rowe and Lawrence V. Rowe, as marked by the general line of said stone wall found, a distance of 53.20 feet to a point;

THENCE N 78° 04' 54" E along land now or formerly of said Sarah E. Rowe and Lawrence V. Rowe, as marked by the general line of said stone wall found, a distance of 34.40 feet to a point;

THENCE N 62° 37 04" E along land now or formerly of said Sarah E. Rowe and Lawrence V. Rowe, as marked by the general line of said stone wall found, a distance of 30.17 feet to a point;

THENCE N 34° 59' 52" E along land now or formerly of said Sarah E. Rowe and Lawrence V. Rowe, as marked by the general line of said stone wall found, a distance of 68.33 feet to a point;

THENCE N 38° 34' 13" E along land now or formerly of said Sarah E. Rowe and Lawrence V. Rowe, as marked by the general line of said stone wall found, a distance of 50.30 feet to a point;

THENCE N 31° 43' 04" E along land now or formerly of said Sarah E. Rowe and Lawrence V. Rowe, as marked by the general line of said stone wall found, a distance of 53.12 feet to a point;

THENCE N 41° 27' 57" E along land now or formerly of Sarah E. Rowe and Lawrence V. Rowe, as marked by the general line of said stone wall found, a distance of 55.16 feet to a point;

THENCE N 31° 05' 52" E along land now or formerly of said Sarah E. Rowe and Lawrence V. Rowe, as marked by the general line of said stone wall found, a distance of 22.17 feet to a 5/8 inch rebar capped and marked PLS #1327 found, said rebar bears N 47° 04' 57" E, a distance of 351.73 feet from the last mentioned rebar found;

THENCE N 30° 17' 19" E along land now or formerly of Brian J. Rowe and Judy L. Rowe, as marked in part by the general line of a stone wall found, a distance of 23.84 feet to a point;

THENCE N 29° 26' 52" E along land now or formerly of said Brian J. Rowe and Judy L. Rowe, as marked by the general line of said stone wall found, a distance of 15.48 feet to a point a point;

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THENCE N 23° 29' 32" E along land now or formerly of said Brian J. Rowe and Judy L. Rowe, as marked by the general line of said stone wall found, a distance of 28.37 feet to a point;

THENCE N 41° 06' 40" E along land now or formerly of said Brian J. Rowe and Judy L. Rowe as marked by the general line of said stone wall found, a distance of 16.04 feet to point;

THENCE N 44° 41' 27" E along land now or formerly of said Brian J. Rowe and Judy L. Rowe, as marked by the general line of said stone wall found, a distance of 32.93 to a point;

THENCE N 35° 19' 14" E along land now or formerly of said Brian J. Rowe and Judy L. Rowe, as marked by the general line of said stone wall found, a distance of 36.32 feet to a point;

THENCE S 52° 14' 00" E along land now or formerly of James and Wendy Crockett, a distance of 200.21 feet to a point on the assumed northwesterly sideline of said Meadow Road;

THENCE S 46° 48' 49" W along the northwesterly sideline of said Meadow Road, a distance of 129.41 feet to a point;

THENCE S 49° 09' 25" W along the northwesterly sideline of said Meadow Road, a distance of 31.88 feet to a point;

THENCE S 50° 11' 38" W along the northwesterly sideline of said Meadow Road, a distance of 72.41 feet to a point;

THENCE S 51° 36' 22" W along the northwesterly sideline of said Meadow Road, a distance of 45.75 feet to a point;

THENCE S 56° 16' 24" W along the northwesterly sideline of said Meadow Road, a distance of 31.90 feet to a point;

THENCE S 61° 24' 12" W along the northwesterly sideline of said Meadow Road, a distance of 33.99 feet to a point;

THENCE S 65° 30' 41" W along the northwesterly sideline of said Meadow Road, a distance of 29.68 feet to a point;

THENCE S 69° 51' 33" W along the northwesterly sideline of said Meadow Road, a of 39.16 feet to a point;

THENCE S 76° 15' 00" W along the northwesterly sideline of said Meadow Road, a of 43.49 feet to a point;

THENCE S 81° 43' 32" W along the northerly sideline of said Meadow Road, a distance of 39.10 feet to a point;

THENCE S 86° 36' 05" W along the northerly sideline of said Meadow Road, a distance of 47.15 feet to a point;

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THENCE S 88° 26' 20" W along the northerly sideline of said Meadow Road, a distance of 42.82 feet to the point of beginning of the parcel herein described.

Bearings are referenced to observed magnetic 2006.

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