NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 18898 PG 74**
Instr # 2021071665
12/14/2021 10:23:12 AM
Pages 3 YORK CO

WARRANTY DEED

DLN: 1002140175198

KNOW ALL MEN BY THESE PRESENTS

That, I, **BEATRICE A. MANUEL,** of the Town of Alfred, County of York and State of Maine

for consideration paid,

grant to **BEATRICE A. MANUEL and DONALD C. MANUEL,** both of 8 Windsor Drive in the Town of Alfred, County of York and State of Maine, 04002

with **WARRANTY COVENANTS,** as joint tenants,

No Transfer Tax

A certain lot or parcel of land with the buildings thereon, situated on the easterly sideline of Mouse Lane, in the Town of Alfred, County of York and State of Maine, being more particularly bounded and described as follows:

Beginning on the easterly sideline of Mouse Lane at a drill hole marking the northwesterly corner of land described in the deed from River of Life, f/k/a North Alfred Baptist Church to Lloyd C. Brushwein dated January 12, 2007 and recorded in the York County Registry of Deeds in Book 15059, Page 957;

Thence South 33° 58' 00" East along said land of Brushwein a distance of 200.36 feet to an iron pipe;

Thence North 66° 49' 32" East continuing along said land of Brushwein a distance of 279.40 feet to an iron pipe at land now or formerly of Manuel;

Thence the following nine bearings and distances along land now or formerly said Manuel;

South 28° 45' 52" East crossing a 25 foot wide right of way and utility easement hereinafter referenced a distance of 102.90 feet;

South 82° 39' 55" West along the southerly sideline of said easement a distance of 113.14 feet;

South 73° 01' 22" West continuing along said easement a distance of 77.18 feet;

South 62° 04' 54" West continuing along said easement a distance of 97.89 feet;

South 19° 33' 09" East a distance of 121.48 feet;

South 69° 26' 24" West a distance of 72.56 feet;

South 18° 25' 25" East a distance of 40.66 feet;

South 78° 22' 50" West a distance of 199.20 feet to said sideline of Mouse Lane;

Thence North 03° 16' 00" East along Mouse Lane a distance of 230.90 feet to an iron pipe;

Thence northeasterly continuing along Mouse Lane along a curve deflecting to the right, having a radius of 555.21 feet, an arc distance of 148.74 feet;

Thence North 18° 37' 00" East continuing along said Mouse Lane a distance of 76.33 feet to the point of beginning.

Containing 2.01 acres (87,631 sq. ft).

Together with and subject to an easement for underground drainage on property now or formerly of Grantor and Grantees and property now or formerly of Joseph S. Castorina and Laurel D. Castorina further described in deed dated September 21, 2017 and recorded in the York County Registry of Deeds in Book 17566, Page 770.

Together with the right to take water from the well situated on land now or formerly said Manuel. Also conveyed to the Grantees herein, their heirs and assigns, the right to cross over said property now or formerly of said Manuel with water pipes running to and from said well and the right to enter upon said property for the purpose of maintaining said pipes, as necessary. In the exercise of the within conveyed easement, the Grantees herein, their heirs and assigns, agree to use said easement in a manner that is least disruptive to the use and enjoyment of Grantors, their heirs and assigns. Grantees covenants that they shall, after any excavation work has been conducted, restore said premises to substantially its condition prior to said exercise of the easement right contained herein.

Subject to a twenty-five-foot wide right of way and utility easement described in the deed from the Grantees herein to Rene E. Lebel and Wendy S. Lebel dated September 16, 1992 and recorded in the said Registry of Deeds in Book 6254, Page 351.

Subject to easements granted to Central Maine Power Company, New England Telephone and Telegraph Company and Northern New England Telephone Operations per deeds recorded in the said Registry of Deeds in Book 2602, Page 243, in Book 6453, Page 37 and in Book 16995, Page 682.

This description and the bearings used within are based on an unrecorded and unsigned plan prepared for review, entitled "Manuel Fields Subdivision, Alfred, Maine", dated March 2011 by Haight Engineering, PLLC, Dover, NH. The above-described parcel is depicted as Lot 9 on said plan.

Being the same premises conveyed to the Grantor herein by warranty deed of Donald C. Manuel and Beatrice A. Manuel dated August 31, 2021 and recorded in the York County Registry of Deeds in Book 18788, Page 308.

WITNESS my hand and seal this 14th day of December, 2021

Beatrice A. Manuel

STATE OF MAINE
COUNTY OF YORK

December 14, 2021

Personally appeared the above named Beatrice A. Manuel and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Cindy Ann Perron
Notary Public
State of Maine
My comm. expires: June 18, 2028