BK13463 PGS 70 - 71 01/29/2020 09:38:55 AM
INSTR#: 2020001883 ATTEST: BEVERLY BUSTIN-HATHEWAY
RECEIVED KENNEBEC SS REGISTER OF DEEDS
eRecorded Document

MAINE REAL ESTATE TRANSFER TAX PAID

(SPACE ABOVE RESERVED FOR RECORDING INFORMATION)

DLN#1002040085831

WARRANTY DEED

(Corporate Grantee)

Matthew C. Shea, of Gardiner County of Kennebec and State of Maine, for consideration paid, grants to Maine Affordable Properties, LLC, with a principal place of business in North Yarmouth, County of Cumberland and State of Maine and a mailing address of 325 Memorial Highway, North Yarmouth, ME 04097, with Warranty Covenants, a certain lot or parcel of land situated in Gardiner, Kennebec County, Maine, described as follows:

PARCEL I:

A certain lot or parcel of land, with the buildings thereon, situated in the City of Gardiner, County of Kennebec and State of Maine, between Spring Street and Highland Avenue, bounded and described as follows: BEGINNING at the southeast corner of land conveyed by Edwin P. Ladd to Gardiner Savings Institution, FSB by deed dated May 9, 1934 and recorded in the Kennebec County Registry of Deeds at Book 690, Page 460; thence running westerly on said land 7 rods, more or less, to land formerly owned by Ichabod Plaisted, deceased; thence southerly on said Plaisted land 16 rods, more or less, to an iron bounded to land formerly of one Webber and now or formerly owned by Delia Sprague; thence easterly on the said Sprague land 7 rods, more or less, to land formerly belonging to the heirs of Michael Woodward; thence northerly on the said Woodward land 16 rods, more or less, to the point of beginning.

There is also conveyed herewith all the right, title and interest in and to a passage way 20 feet wide located on the easterly side of the land described in the deed recorded in Book 690, Page 460.

PARCEL 2:

A certain lot or parcel of land with the buildings thereon, situated in said Gardiner, on the southerly side of Spring Street, and bounded as follows, viz: COMMENCING on said Spring Street at the northwesterly corner of land of the heirs of Michael Woodward, deceased, at an iron bound; thence running westerly on said street 7 rods, more or less, to an iron bound; thence running southerly on land formerly owned by Ichabod Plaisted, deceased, 12 rods to an iron bound; thence easterly and parallel to Spring Street 7 rods, more or less, to an iron bound on land now or formerly belonging to said Woodward heirs; thence northerly 12 road, more or less, to said Spring Street and bound first mentioned.

Excepting and reserving forever a passageway 20 feet wide, said passageway located on the easterly side of land above conveyed and adjoining land now or formerly of heirs of Michael Woodward, and to be used to pass and repass on foot and with teams. Said passageway is reserved for the benefit of any lots situated between said Spring Street and Highland Avenue in said Gardiner, as reserved in deed recorded in Book 471, Page 597.

BEING the same lands and premises conveyed to Matthew C. Shea by virtue of Abstract of Divorce Decree dated November 19, 2013 and recorded in the Kennebec County Registry of Deeds in Book 11572, Page 212. Additional reference is made to Warranty Deed from Diane S. Frazier and Christina M. Shea to Matthew C. Shea

and Stacy L. Shea, dated September 11, 2001, and recorded in the Kennebec County Registry of Deeds, in Book 6622, Page 227.

WITNESS my hand this 28thday of January, 2020.

Witness

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Matthew C. Shea

STATE OF MAINE
COUNTY OF CUMBERLAND

January 28, 2020,

Personally appeared the above named Matthew C. Shea and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public/Attorney-at-Law

HILLARY L. BICKFORD
MY COMMISSION EXPIRES MAY 6, 2026
NOTARY PUBLIC
MAINE

After recording return to:
Maine Affordable Properties, LLC
325 Memorial Highway
North Yarmouth, ME 04097