AFTER RECORDING RETURN TO:
First Source Title Agency, Inc.
7717 Victory Lane
Suite B
North Ridgeville, OH 44039
File No. FS2404107355

Tax ID No.: Map 2 Lot 1-5

WARRANTY DEED

THIS INDENTURE made and entered into on this 17th day of May, 2024, by and between **Keri-Ann Johnson and Blaine Alan Johnson, as joint tenants,** residing at 58 Chappell Shores Road, Lyman, ME 04002, hereinafter referred to as Grantor and **Ryan Babinsky and Heather Babinski, husband and wife, as joint tenants with right of survivorship,** residing at 2160 Superior Avenue, Cleveland, OH 44114, hereinafter referred to as Grantee.

WITNESSETH: That the said Grantor, for and in consideration of the sum of Six Hundred Fifteen Thousand and 00/100 Dollars ($615,000.00), the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Franklin County, Maine:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

PROPERTY COMMONLY KNOWN AS: 175 Lynn Way, Rangeley, ME 04970

Prior instrument reference: Book 4388, Page 280, Document Number 10432, Recorded: 10/28/2021

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, this Deed was executed by the undersigned on this the 17th **day of** May, 2024.

Keri-Ann Johnson
Keri-Ann Johnson

Blaine Alan Johnson
Blaine Alan Johnson

STATE OF Maine
COUNTY OF ~~K~~ Franklin
mlo

The foregoing instrument was acknowledged before me this 17 day of May, 2024 by Keri-Ann Johnson and Blaine Alan Johnson.

Marilyn Delano
Notary Public Signature

Marilyn Delano
Printed Name of Notary Public

My commission expires: 5-7-2031



EXHIBIT A
LEGAL DESCRIPTION

A certain lot or parcel of land situated in the Town of Rangeley and the Plantation of Dallas, in the County of Franklin and State of Maine, bounded and described as follows, to wit: BEING Lot "5H" as shown on Plan entitled "Lakeview Highlands, Phase III, prepared by D. Bruce Verrill Associates, Inc., dated November 29, 1984, and recorded in the Franklin County Registry of Deeds as P-576.

TOGETHER with a right to travel, in common with others, by foot or vehicle, over and along the 60 foot wide right of way known as "Lynn Way" connecting with State Route No. 4.

TOGETHER with a right to travel, in common with others, by foot or vehicle, over and along the 30 foot wide right of way known as "Tilt O' The Kilt" and over and along the 30 foot wide right of way known as "Marion Drive" to the Old County Road. There is also conveyed hereby the right to use the shoreline of Common Area I as shown on a Plan entitled "Map of Land of Lakeview Cabins, Inc., d/b/a Lakeview Condominiums," by D. Bruce Verrill Associates, Inc., dated October 9, 1984, and recorded in the same Registry as Plan P-626 for the limited purposes of boating on and swimming in Rangeley Lake. This right of use of shoreline of Common Area I is for transient purposes only, and does not include any right to store personal property on Common Area I, or to engage in any activities other than those that are reasonably related to such temporary swimming and boating activities.

ALSO HEREBY CONVEYING the right to use the 30 foot right of way which borders the southerly most boundary of the Lakeview Condominium property, along the southerly boundaries of Lot 7, 8 and 9 as shown on said Plan P-626 for access to and from Common Area I.

Parcel ID Number: Map 2 Lot 1-5

Property Commonly Known As: 175 Lynn Way, Rangeley, ME 04970

Maine Real Estate Transfer Tax Paid
SUSAN BLACK, REGISTER
FRANKLIN COUNTY MAINE E-RECORDED