DLN:1002140143990

NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 18665 PG 340**
Instr # 2021027853
05/14/2021 01:30:08 PM
Pages 2 YORK CO

No Transfer Tax

WARRANTY DEED

Howard J. Hall of Boca Grande, Florida, *for consideration paid*, grant to **Highpine Properties, LLC**, a Maine limited liability company, whose mailing address is 5000 Gasparilla Rd, Unit 27, Boca Grande, FL 3329-0424, with **Warranty Covenants**, the land in Wells, York County, Maine, more particularly described as follows:

For Legal Description, see Exhibit A, attached hereto

Witness my hand and seal this 6th day of May, 2021.

Signed, sealed and delivered

in the presence of

_____

Howard J. Hall

STATE OF FLORIDA,

May 6, 2021

County of Charlotte ss.

Then personally appeared the above-named Howard J. Hall, and acknowledged the foregoing instrument to be his free act and deed, before me,

Debra A. Malozi

Notary Public, Attorney at Law

(For Notaries), My commission expires 05.23.23

Debra A. Malozi

PRINT NAME

Notary Public State of Florida
Debra A Malozi
My Commission GG 329853
Expires 05/23/2023

EXHIBIT A

Howard J. Hall to Highpine Properties, LLC
Route 109, Wells, Maine

A certain tract or parcel of land located in Wells, County of York, and the State of Maine, more particularly described as follows:

Beginning at a point on the easterly side of Route 109, also known as the Sanford Road, in Wells, York County, Maine, at land of Highpine Properties, LLC;

Thence Running N 39° 38' 34" W along the said Route 109 a distance of 156.40 feet to a corner;

Thence running N 50° 21' 26" E by remaining land of Howard J. Hall a distance of 168.24 feet to a corner;

Thence running S 43° 10' 37 E by land of Reginald L. and Elizabeth A. Chase a distance of 76.00 feet to an 8" red oak tree;

Thence running S 45° 34' 23" E by land of said Chase a distance of 26.62 feet to a ½" iron rod, 6" above grade, to land of Highpine Properties, LLC;

Thence running S 33° 15' 00" W by land of Highpine Properties, LLC, a distance of 183.81 feet, to the point of beginning.

Containing 22,304 square feet.

Meaning and intending to convey a portion only of the land conveyed to Howard J. Hall by deed of Dwight P. Weaver and Janet R. Weaver, dated November 9, 2018, recorded in the York County Registry of deeds at Book 17841, page 332.

The conveyed property is shown on a plan titled "Plan Showing A Boundary Survey For Highpine Properties, LLC" dated July 10, 2019, revised to 8/23/2019, by Corner Post Land Surveying, Inc.

This conveyance is also meaning and intending to merge the within conveyed parcel with the abutting property of Highpine Properties. LLC.

