Bk 11737 Pg290 #19637
12-12-2024 @ 11:54a

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(DLN): 2221522

WARRANTY DEED

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Steven J. Corio of Livermore, Androscoggin County, Maine, for consideration paid, grant(s) to **Jennifer Pingree and Brian Pingree** of Macclenny, Baker County, Florida (whose mailing address is 11 South Boulevard East, Unit 104, Macclenny, FL 32063) **as joint tenants** 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 Eric R. Meader to the grantor(s) herein, dated December 15, 2021, recorded in Androscoggin Registry of Deeds, Book 10972, Page 172.

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 11th day of December, 2024.

WITNESS:

Steven J. Corio

STATE OF MA
Middlesex, ss December 11, 2024

Then personally appeared the above-named Steven J. Corio and acknowledged the foregoing instrument to be his/her free act and deed.

Before me, Jennifer S. Provost

Notary Public/Justice of the Peace
Commission Expiration: 10-6-28

File No.: 2024-5467

JENNIFER S. PROVOST NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS MY COMMISSION EXPIRES OCT 6 2028

File No: 2024-5467

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"Exhibit A"

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A certain parcel of land, together with any buildings or improvements thereon, situated on the westerly side of the River Road, in the Town of Livermore, County of Androscoggin, State of Maine, bounded and described as follows, to wit:

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Beginning at a found 5/8" rebar at the northeast corner of land now or formerly of Christopher M. Brewer and April L. Tracy as recorded in Book 4723, Page 221 at the Androscoggin County Registry of Deeds; Thence North 80 degrees 12 minutes 08 seconds West along a stone wall and land now or formerly of said Brewer and Tracy, a distance of two hundred sixty-seven and thirty-one hundredths (267.31) feet, to a point near the end of said stone wall; Thence North 84 degrees 58 minutes 00 seconds West along land now or formerly of said Brewer and Tracy, a distance of one hundred thirty-two and forty-eight hundredths (132.48) feet, to a found 5/8" rebar; Thence continuing North 84 degrees 58 minutes 00 seconds West through a bog to the thread of Fish Meadow Brook; Thence northerly along the thread of Fish Meadow Brook to a point; Thence South 80 degrees 58 minutes 41 seconds East through a bog to a set reference rebar; Thence continuing South 80 degrees 58 minutes 41 seconds East through land retained by Michael G. Shea, a distance of four hundred sixty-five and ninety-six hundredths (465.96) feet, to a set rebar on the apparent westerly sideline of the River Road; Thence South 18 degrees 58 minutes 30 seconds West along the apparent westerly sideline of said road, a distance of two hundred (200) feet, to the first mentioned found 5/8" rebar, being the point of beginning.

All bearings are magnetic 2004. All set rebar are topped with a plastic cap stamped "Kachnovich PLS 1134".

Maine Real Estate Transfer Tax Paid
TINA M. CHOUINARD, REGISTER
ANDROSCOGGIN COUNTY MAINE E-RECORDED