Docusign Envelope ID: 8B12FF7A-E064-8BDA-83EF-D59B08404110

NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 19436 PG 552**
Instr # 2024014220
05/17/2024 01:40:38 PM
Pages 4 YORK CO

Return to:
Joseph R. Rocray and Amber F. Rocray
71 Greenfield Road
North Waterboro, ME 04061

Transfer Tax: $308.00

DLN: 1002440273327

WARRANTY DEED

Maine R.E. Transfer Tax Paid

Matthew P. LaRoche, of 7173 Glendale Road, North Ridgeville, OH 44039, for consideration paid, grants to **Joseph R. Rocray and Amber F. Rocray**, of 71 Greenfield Road, North Waterboro, ME 04061, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

SEE ATTACHED EXHIBIT A

MEANING and INTENDING to describe and convey the same premises conveyed to the grantor herein by deed of Cecile C. LaRoche dated 7/1/2013 and recorded at Book 16640, Page 960 in the York County Registry of Deeds.

[THE REMAINDER OF THIS PAGE IS LEFT INTENTIONALLY BLANK]

Initial Initial

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Executed this 10 day of May, 2024.

Matthew P. LaRoche

State of Ohio

County of Lorain

05/10/2024

Then personally appeared before me the said Matthew P. LaRoche and acknowledged the foregoing instrument to be his free and voluntary act and deed.

Notary Public

Commission expiration: Feb 6th, 2028

KATELYN HULL - NOTARY PUBLIC
COMM EXP: FEB 6, 2028
STATE OF OHIO

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EXHIBIT A

The land in Alfred, York County, Maine, being more particularly bounded and described as follows:

A certain lot or parcel of land situated in Alfred, York County, Maine, on the easterly side of the highway leading from Alfred Gore, so-called, in said Alfred, to Ross Corner, so-called, in Shapleigh, York County, Maine, and bounded an described as follows:

Beginning at an iron driven in the ground for a marker on the easterly side of the highway at the southwesterly corner of the within described lot, the same point also being the northwesterly corner of land of Julia A. Cook;

thence running easterly and northeasterly by said land of said Julia A. Cook to a corner and to land of one Horsfall;

thence turning and running easterly by said land of said Horsfall to Middle Branch Pond, so-called, the totle distance from said highway to said Middle Branch Pond by the said land of Julia A. Cook and the said land of said Horsfall being two thousand two hundred and forty-five (2245) feet, be it more or less;

thence northeasterly by said pond a distance of five hundred (500) feet, be it more or less, to a corner and to land of Glenn Mooers;

thence running northwesterly by said land of Glenn Mooers to a corner and land of Unknown ownership;

thence westerly by land of unknown ownership and by other land of Julia A. Cook to the aforesaid highway at a point marked by an iron driven in the ground for a corner marker;

thence turning and running southerly by said highway a distance of one thousand one hundred twenty-five (1125) feet to the point begun at.

Excepting and Reserving, however, those parcels previously conveyed by the following deeds:
Deed dated May 17, 1965 and recorded in Book 1653, Page 322;

Deed dated June 3, 1970 and recorded in Book 1887, Page 301, as affected by deed dated June 9, 1972 and recorded in Book 1950, Page 59, by deed dated January 12, 1981 and recorded in Book 2744, Page 179, and corrected by deed dated September 3, 1986 and recorded in Book 3988, Page 147;

Deed dated August 18, 1972 and recorded in Book 2111, Page 98;

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Deed dated November 13, 1989 and recorded in Book 5243, Page 99;

Deed dated July 17, 1998 and recorded in Book 8920, Page 276; and,

Deed dated October 10, 2003 and recorded in Book 13584, Page 80

Meaning and intending to describe and convey the remaining parcel of the land described in the deed from Frank Daney to Robert A. LaRoche and Cecile LaRoche, dated November 2, 1961 and recorded at the York County Registry of Deeds in Book 1455, Page 510 and including the gravel bank and "LaRoche Drive" a/k/a the "Camp Road" which extends from the Easterly side of Gore Road to other lots previously conveyed by the Grantor and recorded as referenced above. in the York County Registry of Deeds.

The conveyed parcels are subject to a right of way over "LaRoche Drive" a/k/a the "Camp Road" more particularly described in the deeds referenced above.

Initial Initial