DEBRA L. ANDERSON, REGISTER OF DEEDS
E-RECORDED **Bk 17798 PG 117**
Instr # 2018038239
09/10/2018 02:11:53 PM
Pages 2 YORK CO

DLN: 1001840037993

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That I, Jeffrey W. Pooler, Single, of 11 Smithwheel Road, Unit 7, Old Orchard Beach, ME 04064, for consideration paid grant(s) to Jeremy W. Naujoks, Single, of 8 Wallace Street, Newton, NH 03858, as sole owner with WARRANTY COVENANTS:

A certain lot or parcel of land with the buildings thereon, situated in the Town of Wells, in the County of York and State of Maine, and located on the Westerly side of State Highway or Route 109, and being more particularly bounded and described as follows:

BEGINNING at a set iron pipe driven into the ground at a corner of a stone wall at the Easterly corner of land now or formerly of W. Green;
thence running S 16° 19' 30" E 302.88 feet by and along said stone wall and State Highway sideline;
thence continuing S 21° 46' 37" E 142.49 feet by and along said Road sideline to another stone wall;
thence continuing S 33° 56' 33" E 76.61 feet by and along said stone wall sideline to another iron pipe set in the ground;
thence turning and running S 50° 03' 42" W 100 feet by and along other land now or formerly of Emily M. Donnell to another set iron pipe driven into the ground;
thence continuing S 61° 58' 30" W 370.39 feet by and along said Emily M. Donnell's land to another set iron pipe driven into the ground;
thence turning and running N 33° 32' 04" W 319.23 feet by and along said other land of Emily M. Donnell;
thence turning and running N 28° 43' 58" E 260.27 feet along a partial old stone wall to a hub and nail in the center line of said stone wall;
thence continuing N 50° 03' 42" E 357.81 feet by and along said stone wall to the set iron pipe at the point of beginning.

The above described premises being shown and delineated on a Plan entitled "Boundary Plan of Land to be conveyed to Raymond Sampson on State Highway #109 in Wells, Maine" dated July 15, 1976 drawn by Associated Planning, Biddeford, Maine. Said Plan being recorded in the York County Registry of Deeds.

EXCEPTING, HOWEVER, from the above-described property, a certain lot or parcel of land, together with the buildings thereon, situated on the Southwesterly side of Route 109 in said Town of Wells, as more particularly described in a Warranty Deed from Jeannine T. Audet to

Maine R.E. Transfer Tax Paid

David L. Randall, Sr. and Josephine E. Randall dated August 9, 1984, which was recorded on August 10, 1984 in the York County Registry of Deeds in Book 3352, Page 325.

The above-described premises are also conveyed SUBJECT to an Easement Deed given by Jeannine T. Audet to Central Maine Power Company and New England Tel. & Tel. Co. dated September 25, 1986, which was recorded on November 20, 1986 in the York County Registry of Deeds in Book 4081, Page 26.

Meaning and intending to convey the same premises as conveyed to Grantor by deed dated November 18, 2016 and recorded with York County Registry of Deeds in Book 17370, Page 861.

GRANTOR HEREBY RELEASES TO GRANTEE ALL RIGHTS OF HOMESTEAD AND OTHER INTERESTS IN THE PREMISES

PROPERTY ADDRESS: 1334 Sanford Road, Wells, ME

Witness my hand and seal this 6 day of September 2018

Jeffrey W Pooler

Jeffrey W. Pooler

STATE OF Maine

Cumberland, **ss:**

On this 6th day of Septembert 2018, before me, the undersigned notary public, personally appeared, Jeffrey W. Pooler, proved to me through satisfactory evidence of identification, which was, Jeffrey W. Pooler, to be the person whose name is signed on the preceding or attached document and acknowledge to me that he signed it voluntarily for its stated purpose.

MATTHEW POWERS
Notary Public
Maine
My Commission Expires March 3, 2023

Notary Public/Justice of the Peace
Commission expiration: