Receipt # 51667
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Pages 2
DEEDS
Instr # 85490
Rebecca S. Wotton Lincoln County Registry of Deeds

WARRANTY DEED

DLN: 1002240187212

Timothy W. Cheney, of Walpole, County of Lincoln, State of Maine, for consideration paid, Grants to **Holly L. Lemar and Norman E. Lemar Jr.**, with a mailing address of 16 East Neck Road, Nobleboro Maine 04555, with Warranty Covenants as Joint Tenants, the following described land:

A certain lot or parcel of land with buildings thereon, situated in the Town of Nobleboro, County of Lincoln State of Maine, bounded and described as follows:

Northerly 7 1/2 rods by land formerly of Frank Sidelinger heirs;

Easterly 4 rods and 11 feet by East Neck Road to a large boulder;

Southerly 7 1/2 rods by land formerly of S. T. Creamer;

Westerly 5 rods and 4 feet by land formerly of S. T. Creamer, said lot containing 32 square rods or 1/5 of an acre, more or less.

ALSO another certain lot or parcel of land with any buildings thereon, situated in said Nobleboro aforesaid and bounded and described as follows, to wit:

BEGINNING at what was formerly George L. Hall's Northeasterly corner bound on East Neck Road, so called, and running Westerly on said Hall's (formerly) line 162 feet;

THENCE Northerly 64 feet to an oak tree;

THENCE Northeasterly 201 feet to the road aforesaid;

THENCE Southerly on said road 152 feet to bound first mentioned, containing 73 square rods, more or less.

Hereby conveying the above premises as further described below, by quitclaim only as to the below description:

BEGINNING at the southerly bounds of the land now or formerly of Bonk Realty Associates at the westerly bounds of the right of way for East Neck Road as depicted on a Plan entitled "Boundary Survey of Property Belonging to Bonk Realty Associates" dated March 10, 2010 by McConnell & Associates as recorded at Plan Book 94, Page 76 at the Lincoln County Registry of Deeds;

Thence North 88 degrees 04' 32" West by and along the land of Bonk Realty Associates a distance of 6.0 feet to a ¾" iron bar found;

Thence same course by and along the land of Bonk Realty Associates a distance of 194.10 feet to a 5/8" capped (#1323) iron rebar;

MAINE REAL ESTATE TRANSFER TAX PAID

Thence South 16 degrees 16' 56" West by and along the land of Bonk Realty Associates a distance of 64.00 feet to a capped rebar in drill hole and land now or formerly of Bruce A. Bartrug and Michele A Bartrug as depicted and referenced on the above cited Plan;

Thence South 60 degrees 33' 28" East by and along the land of Bartrug a distance of 39.12 feet to a point;

Thence South 30 degrees 36' 05" West by and along the land of Bartrug a distance of 85.95 feet to a 3/4" iron bar found;

Thence South 64 degrees 50' 38" East by and along the land of Bartrug a distance of 123.24 feet to a 1" iron bar found and the westerly bounds of East Neck Road right of way;

Thence northeasterly by said East Neck Road right of way to the point of beginning (the straight line distance between said last iron rod and point of beginning being North 28 degrees 45' 56" East a distance of 228.73').

Any and all other rights, easements, privileges, and appurtenance belonging to the granted estate are hereby conveyed.

Being the same premises as conveyed in a deed to Timothy W. Cheney from Marlene Swift, duly appointed and acting personal representative of the Estate of Bernita G. Bosworth, dated July 9, 2013 and recorded in the Lincoln County Registry of Deeds in Book 4684, Page 248.

WITNESS my hand and seal this 18 day of March, 2022.

Andrea C. Krah

Timothy W. Cheney

STATE OF MAINE
Lincoln ss

March 18, 2022

Personally appeared the above named Timothy W. Cheney and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public

C. E. GARDNER-BEST
Notary Public - Maine
My Commission Expires
July 13, 2022