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TRANSFER TAX PAID
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SAGADAHOC COUNTY MAINE
LYNN C MOORE, REGISTRAR
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PAGES: 2

DLN# 3840603

WARRANTY DEED
STATUTORY SHORT FORM
TITLE 33, §775

KNOW ALL MEN BY THESE PRESENTS, that we, **FREDERICK B. SPRAGUE, JR.** and **MARILYN M. SPRAGUE** of Bowdoin, County of Sagadahoc and State of Maine, for consideration paid, grant to **GILBERT J. PLOURDE** of Bowdoin, County of Sagadahoc and State of Maine with **Warranty Covenants**, a certain lot or parcel of land with any buildings thereon, situated in the Town of Bowdoinham, County of Sagadahoc and State of Maine, more fully described in Exhibit A attached hereto and made a part hereof.

WITNESS our hands and seals this 24th day of April, 2026.

Witness to both

Frederick B. Sprague, Jr.

Marilyn M. Sprague

STATE of MAINE
SAGADAHOC, ss.

April 24, 2026

Then personally appeared the above-named **FREDERICK B. SPRAGUE, JR.** and **MARILYN M. SPRAGUE** and acknowledged the foregoing instrument to be their free act and deed.

Before me,

John T. Voorhees, Jr., Attorney-at-Law

JOHN T. VOORHEES, JR.
Attorney-at-Law / Notary Public
My Commission does not expire

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26-0048

EXHIBIT A

Two certain lots of parcels of land, situated on the easterly side of the Carding Machine Road in the Town of Bowdoinham, County of Sagadahoc and State of Maine, being more particularly described as follows:

Parcel I

A certain lot or parcel of land bounded on the North by land now or formerly of Dorothea Lammers; on the East by the Abbagadassett River; on the South by land now or formerly of Zina Maxwell and Richard Lambert; on the West by land of now or formerly of Zina Maxwell and the Carding Machine Road.

Excepting and the old "Maxwell Cemetery" so called and a right of way from the Carding Machine Road to it as described in a deed recorded at Book 270, Page 323 in the Sagadahoc County Registry of Deeds.

Parcel II

A certain lot or parcel of land known as Maxwell Field and Swamp Land, bounded on the north by land now or formerly of Lida Buker and M.H. White; on the east by the Abbagadasset River; on the south by land formerly of Charles Lamoreau; on the west by land of now or formerly of Zima Maxwell.

Meaning and intending to describe premises by virtue of the following deeds:

Quitclaim Deed With Covenant from Gail F. Roy to Frederick B. Sprague, Jr. and Marilyn M. Sprague, dated April 29, 2014 and recorded on May 20, 2014 with the Sagadahoc County Registry of Deeds in Book 3595, Page 88;

Quitclaim Deed With Covenant from Audrey E. Sprague-Ouellette to Frederick B. Sprague, Jr. and Marilyn M. Sprague dated April 29, 2014 and recorded on May 20, 2014 with the Sagadahoc County Registry of Deeds in Book 3595, Page 87;

Quitclaim Deed Without Covenant from Ronald Sprague to Frederick B. Sprague, Jr. and Marilyn M. Sprague dated February 28, 2013 and recorded on March 27, 2013 with the Sagadahoc County Registry of Deeds in Book 3485, Page 326;

Quitclaim Deed Without Covenant from Carol Norvell to Frederick B. Sprague, Jr. and Marilyn M. Sprague dated April 18, 2014 and recorded on December 15, 2014 with the Sagadahoc County Registry of Deeds in Book 2014R, Page 1109.

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