NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 18416 PG 812**
Instr # 2020052771
10/19/2020 12:13:32 PM
Pages 3 YORK CO

WARRANTY DEED

Know all by these presents that, **FOR THREE LAND HOLDINGS, LLC**, a Maine limited liability company, with a business mailing address of P.O. Box 330, York, Maine 03909, for consideration paid, grant to **SEAN J. GRIFFIN AND BRIANNE A. MANLEY**, whose mailing address is 24 Mount Vernon Street, Unit C, Dorchester, Massachusetts 02125, with **WARRANTY COVENANTS, AS JOINT TENANTS**, the real property situated in the Town of York, County of York and State of Maine, described as follows:

SEE EXHIBIT A ATTACHED HERETO

The current property address is a p/o 295 Chases Pond Road, York Tax Map 96, Lot 20C.

IN WITNESS WHEREOF, the said For Three Land Holdings, LLC, has caused this instrument to be signed in its company name, by KEVIN P. TALTY, its MEMBER, duly authorized, this 16TH day of October 2020.

Signed, sealed and delivered in the presence of:

FOR THREE LAND HOLDINGS, LLC

Philip M. Mollica
WITNESS

KEVIN P. TALTY, MEMBER

STATE OF MAINE

County of York

October 16, 2020

Then personally appeared the above named Kevin P. Talty and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said limited liability company.

Before me,

PHILIP M. MOLLICA MY COMMISSION EXPIRES NOV. 22, 2022 NOTARY PUBLIC NEW HAMPSHIRE

Philip M. Mollica
Notary Public
Print Name:
Commission Expires: Nov 22, 2022

Maine R.E. Transfer Tax Paid

Ballou & Bedell
408 US Route One, 2nd Floor
York Maine 03909 (207) 363-5300

EXHIBIT A
Address: p/o 295 Chases Pond Road, York

A certain lot or parcel of land, located on the southeasterly side of Chases Pond Road, in York, York County, Maine, and shown as "PROPOSED PARCEL "A"" on a plan entitled "PROPOSED DIVISION OF LAND FOR PROPERTY AT 295 CHASES POND ROAD, YORK, YORK COUNTY, MAINE, OWNED BY RANDALL L. SMALL, TRACEY SMALL", prepared by North Easterly Surveying, Inc., dated September 28, 2020, and recorded at the York County Registry of Deeds in Plan Book 410, Page 34, ('Plan") being more particularly described as follows:

BEGINNING at an iron rod set at Chases Pond Road at land now or formerly of Tracey M. Small and Randall L. Small, said iron rod being the northerly corner of the parcel herein described;

Thence, by land of said Small, S 31°38'53" E 633.09 feet to a spike set with washer #2485 in ledge;

Thence, by land of the Grantor, S 88°19'06" W 214.38 feet to an iron rod set in a stone wall at land now or formerly of Randall L. Small and Timothy W. Small;

Thence, by land of said Small, partially along said stone wall, through the following six (6) courses:

1) N 20°47'31" E 140.69 feet to a drill hole found;

2) N 53°02'13" W 109.22 feet to an iron pipe found;

3) N 83°20'45" W 108.32 feet to an iron pipe found;

4) S 74°49'26" W 98.25 feet to an iron pipe found;

5) S 74°31'03" W 161.80 feet to a point;

6) S 80°16'03" W 78.91 feet to a point at Chases Pond Road which bears, S 76°05'10" W from an iron pipe found, said point being on a 1324.69-foot radius curve to the right;

Thence, by Chases Pond Road, along said curve to the right, an arc distance of 437.40 feet to a point;

Thence, continuing by Chases Pond Road, N 41°07'26" W 8.25 feet to a point;

Thence, continuing by Chases Pond Road, N 48°21'15" E 113.08 feet to the POINT OF BEGINNING and containing 3.00 acres of land, more or less.

Subject to a 50-foot wide right-of-way and utility services easement in common as reserved by Randall L. Small and Tracey M. Small in deed to For Three Land Holdings, LLC dated October ____, 2020 and recorded herewith, and said easement and is shown as "PROPOSED 50-FOOT WIDE RIGHT-OF-WAY & ACCESS/UTILITY EASEMENT" on said Plan, being more

particularly described as follows:

BEGINNING at an iron rod set at Chases Pond Road at land now or formerly of Tracey M. Small and Randall L. Small;

Thence, by land of said Small, S 31°38'53" E 633.09 feet to a spike set with washer #2485 in ledge;

Thence, by land now or formerly of Tracy M. Small and Randall L. Small, S 88°19'06" W 214.38 feet to an iron rod set in a stone wall at land now or formerly of Randall L. Small and Timothy W. Small;

Thence, by land of said Randall L. Small and Timothy W. Small, N 20°47'31" E 54.11 feet to a point;

Thence, N 88°19'06" E 107.15 feet to a point;

Thence, N 31°38"53" W 537.73 feet to a point at Chases Pond Road;

Thence, by Chases Pond Road, N 48°21'15" E 50.77 feet to the POINT OF BEGINNING.

Subject to a 15-foot wide access easement, in common as reserved by Randall L. Small and Tracey M. Small in deed to For Three Land Holdings, LLC dated October 16, 2020 and recorded herewith, and said easement is shown on said Plan as "PROPOSED 15-FOOT-WIDE ACCESS EASEMENT" being 7.5 feet on each side of the following described centerline, more particularly described as follows:

COMMENCING at an iron rod set at Chases Pond Road at land now or formerly of Tracey M. Small and Randall L. Small;

Thence, by land of said Small, S 31°38'53" E 357.7 feet to a point at the centerline of said easement and the POINT OF BEGINNING of said centerline;

Thence, S 56°33' W 22.9 feet to a point;

Thence, S 22°55' W 23.2 feet to a point; and

Thence, S 34°31' W 55.2 feet to land now or formerly of Randall L. Small and Timothy W. Small.

Being the same premises conveyed by Randall L. Small and Tracey M. Small to For Three Land Holdings, LLC by deed dated October 16, 2020 and recorded at the York County Registry of Deeds in Book 18915, Page 363.