1002040102785

WARRANTY DEED

MAINE REAL ESTATE TAX-Paid

KNOW ALL MEN BY THESE PRESENT: That Randie L. Bowden of 26 Clay Pits Road, Scarborough, ME 04074, for consideration paid grant(s) to Delbert B. Hoobler and Stacey L. Hoobler, 185 West Main Street, Hopkinton, MA 01748, as Joint Tenants with Rights of Survivorship, with WARRANTY COVENANTS:

A certain lot or parcel of land and buildings thereon situated on the southeasterly side of Clay Pits Road in the Town of Scarborough, County of Cumberland, and State of Maine shown on Lot Division Plan of 24 Clay Pits Road for Randie L. Bowden by Sebago Technics, Inc. (Project number 18324) last dated October 10, 2018 and being more particularly bounded anddescribed as follows:

Beginning at a found 5/8" rebar 5 inches above grade on the southeasterly sideline of Clay Pits Road, at the westerly corner of land now or formerly of George and Denise Gardner as described in deed recorded in the Cumberland County Registry of Deeds in deed book 23879 page 161;

Thence S 35°-13'-12" W along Clay Pits Road, a distance of 56.61 feet;

Thence S 46°-30'-29" W along Clay Pits Road, a distance of 48.39 feet to a set 5/8" rebar 2 inches below grade with cap inscribed STI PLS 2117 at the northerly corner of lot A shown on said plan;

Thence S 40°-48'-07" E along Lot A, a distance of 40.04 feet to a set 5/8" rebar 2 inches below grade with cap inscribed STI PLS 2117;

Thence S 16°-29'-59" E continuing along Lot A, a distance of 8.43 feet to a set 5/8" rebar 2 inches below grade with cap inscribed STI PLS 2117;

Thence S 42°-18'-33" E continuing along Lot A, a distance of 36.23 feet to a set 5/8" rebar 2 inches below grade with cap inscribed STI PLS 2117;

Thence S 86°-52'-27" E continuing along Lot A, a distance of 14.83 feet to a set 5/8" rebar 2 inches below grade with cap inscribed STI PLS 2117;

Thence S 43°-27'-01" E continuing along Lot A, a distance of 102.59 feet to a set 5/8" rebar with cap inscribed STI PLS 2117 on the northwesterly sideline of remaining land of Benjamin D. Chase and Barbara J. Deering as described in deed book 18427, page 41;

Thence N 47°-19'-42" E along remaining land of said Chase and Deering, a distance of 100.26 feet to a found 1 1/4 inch iron pipe in concrete at land of said Gardner;

Thence N 43°-29'-33" W along land of said Gardner, distance of 209.63 feet to the Point of Beginning.

DOC :41249 BK:36954 PG:266
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
07/21/2020, 09:46:39A
Register of Deeds Nancy A. Lane E-RECORDED

The total area of the above-described parcel is approximately 20,782 Square Feet.

Meaning and intending to describe a parcel of land being: a portion of the land described in a deed to Randie L Bowden recorded in the Cumberland County Registry of Deeds in Book 29876, Page 212; and a portion of the land described in deed from Benjamin D. Chase and Barbara J. Deering to Randie L. Bowden recorded in the Cumberland County Registry of Deeds in Book 35294, Page 287.

Bearings herein are based on Grid North.

These premises were conveyed to Grantor(s) Randie L. Bowden (a/k/a Randie Guerette) by virtue of a warranty deed from Roseanne Y. Treat et al. dated 09/13/2002 and recorded at the Cumberland County Registry of Deeds in Book 18093, Page 77.

Executed this 17th day of July, 2020.

Randie L Bowden

Randie L. Bowden

State of Maine
County of Cumberland July 17, 2020

Then personally appeared before me on this 17th day of July, 2020, the said Randie L. Bowden and acknowledged the foregoing to be his/her/their voluntary act and deed.

Notary Public/Justice of the Peace
Commission expiration:

STEVEN W. ROSS
NOTARY PUBLIC - MAINE
My Commission Expires November 2, 2025