MAINE REAL ESTATE TRANSFER TAX PAID

BK14261 PGS 318 - 319 11/24/2021 08:18:30 AM
INSTR#: 2021034124 ATTEST: BEVERLY BUSTIN-HATHEWAY
RECEIVED KENNEBEC SS REGISTER OF DEEDS
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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that we, **LUKE BOLDUC and LISA BOLDUC**, of 3 Quarry Road, Hallowell, Maine 04347, for consideration paid, grant to **ALEXANDER HEINZ KOWALSKI,** of 30 Maroon Court, Aspen, Colorado 81611, with **WARRANTY COVENANTS,** a certain lot or parcel of land, together with any buildings thereon, situated in the City of Augusta, County of Kennebec, and State of Maine, bounded and described as follows:

See Schedule A attached hereto and incorporated herein by reference.

THIS conveyance is made subject to and benefitted by any and all easements, appurtenances and out-conveyances of record, insofar as the same may affect the subject premises.

WITNESS our hands and seals this 22 day of November, 2021.

Signed, Sealed and Delivered in the presence of:

Witness

Luke Bolduc

Witness

Lisa Bolduc

STATE OF MAINE
COUNTY OF KENNEBEC

November 22, 2021

Then personally appeared the above-named Luke Bolduc and Lisa Bolduc and acknowledged the foregoing instrument to be their free act and deed.

SARAH E. BROUGHTON NOTARY PUBLIC STATE OF MAINE COMMISSION EXPIRES JUNE 30, 2028

Before me,

Notary Public / Attorney at Law
Printed Name: Sarah E Broughton
Commission Expires:

SCHEDULE A

A certain lot or parcel of land, together with any buildings thereon, situated on the west side of the Kennebec River and on the south side of Oak Street, in the City of Augusta, County of Kennebec, State of Maine, bounded and described as follows:

BEGINNING at a point on the south side of said Street, ninety-five (95) feet east from the east line of land now or formerly of Cyrus Briggs;

THENCE running southerly parallel with said Briggs' line aforesaid about sixty-seven (67) feet to land occupied by Widow North in 1839;

THENCE easterly on the line of the land last mentioned forty-seven and one-half (47½) feet;

THENCE northerly a course parallel with said Briggs' line and the first line of lot herein conveyed about sixty-seven (67) feet to said Oak Street;

THENCE in the south line of said street westerly to the first mentioned bound.

BEING the same premises conveyed in a deed from U.S. Bank National, as Trustee for Citigroup Mortgage Loan Trust, Inc., Asset-Backed Pass-Through Certificates, Series 2005-WF2 to Luke Bolduc and Lisa Bolduc, dated June 26, 2014, recorded at the Kennebec County Registry of Deeds in Book 11736, Page 171.

5438-21 - NTS