DEBRA L. ANDERSON, REGISTER OF DEEDS YORK CO
Bk 17451 PG 503
Instr # 2017013441
04/11/2017 09:27:15 AM
Pages 2

(space above is reserved for recording information)

WARRANTY DEED
JOINT TENANCY

Maine R.E. Transfer Tax Paid

KNOW ALL MEN BY THESE PRESENTS, That We, **AARON BOYNTON and WENDY BOYNTON**, both having a mailing address of 85 S. Effingham Road, Newfield, Maine 04095, for consideration paid, grant to **ANDREW P. KEARNS and SHEENA L. KEARNS**, both having a mailing address of 15 Trafton Street, Sanford, Maine 04073, with ***WARRANTY COVENANTS***, AS JOINT TENANTS, the land in Newfield, in the County of York and State of Maine, described as follows:

A certain lot or parcel of land, together with any improvements thereon, situated in the Town of Newfield, County of York and State of Maine on the northerly side of the South Effingham Road, so-called (also called Stevens Corner Road), and the easterly side of Lewis Hill Road, so-called (also called Old Parsonsfield Road), the same being depicted as Lot 1 on Amended Plan of Lands of Donald & Mary Peterson dated November 9, 1984 and recorded in said Registry of Deeds at Plan Book 166, Page 29, bounded and described as follows:

BEGINNING at a point on the northerly sideline of said South Effingham Road at land now or formerly of Moriarity, said point of beginning being the southeasterly corner of the premises herein conveyed;

THENCE running N 45° 24' W along the northerly sideline of said South Effingham Road a distance of 205.9 feet to the corner of a stone wall;

THENCE running along the northerly sideline of said South Effingham Road and said stone wall the following courses and distances: (1) N 61° 53' W a distance of 59.3 feet; (2) N 60° 52' W a distance of 144.2 feet; (3) N 48° 03' W a distance of 18.4 feet to a ¾" rebar at the intersection of another stone wall and the easterly sideline of said Lewis Hill Road;

THENCE running along the easterly sideline of said Lewis Hill Road and said stone wall the following 3 courses and distances: (1) 1° 18" W a distance of 25.0 feet; (2) N 15° 43' E a distance of 80.1 feet; (3) N 8° 59' E a distance of 95 feet, more or less, to a ¾" rebar and remaining land of Boynton's;

THENCE running S 80° 48' E along said remaining land of Prince a distance of 525 feet, more or less, to said Moriarity land;

THENCE running S 28° 59' W along said Moriarity land and an old wire fence a distance of 429.0 feet to the point of beginning.

Being the same premises conveyed to Aaron Boynton and Wendy Boynton by deed from Ryan J. Metivier dated September 3, 2004 and recorded in York Registry of Deeds in Book 14221, Page 363.

WITNESS our hands this 10th day of April, 2017.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF:

Susan F Lessard

Aaron Boynton
Aaron Boynton

Susan F Lessard

Wendy Boynton
Wendy Boynton

STATE OF MAINE
York, ss.

April 10, 2017

SEAL

Personally appeared the above named **Aaron Boynton and Wendy Boynton** and acknowledged the foregoing instrument to be their free act and deed.

Before me, Susan F Lessard
Notary Public/~~Maine Attorney-At-Law~~

Print Name

SUSAN F. LESSARD
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES
OCTOBER 22, 2020

My Commission Expires

After recording return to:
Andrew P. Kearns
Sheena L. Kearns
85 S. Effingham Road
Newfield, ME 04095

2p

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BK: 17451 PG: 504