part of 1

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SCHEDULE A

First Parcel:

That certain lot or parcel of land, together with buildings and improvements thereon, situated in the City of Belfast, County of Waldo, State of Maine, more particularly bounded and described in a Warranty Deed from V. Virginia Bocanfuso to Kathleen Walsh, now known as Kathleen Caswell, dated October 6, 1989, recorded in Waldo County Registry of Deeds Book 1122, Page 324, as follows:

"Beginning at a found ½ inch rebar situated on the southerly bound of U.S. Route 1, so-called, said rebar marking the northeasterly corner of the premises herein conveyed and the northwesterly corner of land conveyed by deed from Phyllis E. Stoecker to Kathleen R. Walsh dated July 31, 1987 recorded in Waldo County Registry of Deeds in Book 978, Page 189; thence South 07° 23' 25" West following the westerly line of land now or formerly of said Walsh three hundred twenty-six feet (326') to a set ½ inch rebar marking the southwesterly corner of land now or formerly of said Walsh and which said rebar further marks the northwesterly corner of land conveyed to Loren and Judith VanNess by deed recorded in Book 955, Page 190; thence South 07° 23' 25" West following the westerly line of land now or formerly of said VanNess one hundred thirty-eight and forty-four hundredths feet (138.44') to a set 5/8 inch rebar; thence North 81° 54' 11" West following the northerly line of land retained by the Grantor herein, V. Virginia Bocanfuso ninety-three and ninety-seven hundredths feet (93.97') to a set 5/8 inch rebar situated on the easterly line of land conveyed to Carmen C. Wood by deed dated September 13, 1979 recorded in Book 770, Page 912; thence North 07° 17' 01" East following the easterly line of land now or formerly of said Wood two hundred and seventy-seven hundredths feet (200.77') to a found iron pipe; thence North 07° 21' 03" East following the easterly line of land now or formerly of said Wood two hundred sixty-three and sixty-seven hundredths feet (263.67') to a found ½ inch rebar situated on the southerly bound of U.S. Route 1, so-called; thence South 81° 54' 11" East following the southerly line of said U.S. Route 1 ninety-four and forty-one hundredths feet (94.41') to the set ½ inch rebar marking the point of beginning.

The premises above described contains forty-three thousand seven hundred fifteen (43,715) square feet (1.004 acres). The courses, metes, bounds and acreage determination set forth above were taken from a survey of the V. Virginia Bocanfuso property dated August 9, 1989 and performed by G. A. Thibodeau, Registered Land Surveyor."

It is meant and intended to describe and convey and does hereby convey all that premises conveyed by deed of V. Virginia Bocanfuso to Kathleen Walsh, now known as Kathleen Caswell, dated October 6, 1989, recorded in Waldo County Registry of Deeds Book 1122, Page 324.

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The premises above described is subject to the following:

a.) Utility easements recorded in Waldo Registry Book 496, Page 218 and Book 980, Page 5.

b.) Highway condemnation and conveyance recorded respectively in Waldo Registry Book 515, Page 179 and Book 525, Page 95.

Second Parcel:

ALSO conveying another certain lot or parcel of land, together with any improvements thereon, situated in the City of Belfast, County of Waldo, State of Maine, being more particularly bounded and described as follows:

Commencing at a point situated on the southerly bound of U.S. Route 1 and which said point marks the northwesterly corner of land conveyed to Lafayette Belfast, LLC by deed recorded in Waldo Registry Book 2455, Page 211 and which further marks the northeasterly corner of the premises herein conveyed, being the northeasterly corner of land conveyed to Kathleen R. Caswell, formerly Kathleen R. Walsh, by deed recorded in Waldo Registry Book 978, Page 189; thence South 8°42'39" West at all times following the westerly line of land now or formerly of Lafayette Belfast, LLC and following the easterly line of land described in Book 978, Page 189 two hundred thirty feet (230'), more or less, to that point marking the northeasterly corner of land formerly of Everett L. Porter; thence westerly following the northerly line of land formerly of Everett L. Porter twenty-five feet (25'), more or less, to a point on the easterly line of land conveyed to Peter A. Friend by deed from Kathleen R. Caswell recorded in Waldo Registry Book 2996, Page 44; thence North 7°25'50" East at all times following the easterly line of land now or formerly of Peter A. Friend fifty-five feet (55'), more or less, to a 5/8 inch capped steel rod set; thence North 81°54'07" West following the northerly line of land now or formerly of Peter A. Friend one hundred fifty-two and sixty-two hundredths feet (152.62') to a 5/8 inch capped steel rod set on the easterly line of land conveyed to Kathleen Caswell, formerly Kathleen Walsh, by deed from V. Virginia Bocanfuso recorded in Waldo Registry Book 1122, Page 324; thence North 7°23'25" East at all times following the easterly line of land described in Book 1122, Page 324, being the first premises above described, one hundred seventy-five feet (175'), more or less, to a set iron pin situated in the southerly bound of U. S. Route 1, so-called; thence South 81°54'11" East at all times following the southerly bound of U.S. Route 1 one hundred fifty-two and seventy-four hundredths feet (152.74') to a set iron pin; thence continuing South 81°54'11" East at all times following the southerly bound of U. S. Route 1 twenty-five (25) feet to the point of beginning.

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It is meant and intended to describe and convey and does hereby convey a portion of that premises conveyed to Kathleen R. Caswell, formerly Kathleen R. Walsh, by deed from Phyllis Stoecker dated July 31, 1987 recorded in Waldo Registry Book 978, Page 189.

The premises herein conveyed is subject to the following easements and rights of way:

a.) Easement to Central Maine Power Company recorded in Waldo Registry Book 693, Page 561.

b.) Water pipeline easements as set forth in Waldo County Registry of Deeds Book 1118, Page 26 and Book 890, Page 60.

c.) Right of way for water and sewer line as they existed on December 20, 2005 as conveyed by deed of Kathleen R. Caswell to Peter A. Friend recorded in Waldo Registry Book 2996, Page 44.

d.) The most easterly portion of the premises above described, being a twenty-five foot (25') wide right of way known as Porter Road, is subject to the rights of multiple third parties to utilize said right of way for all those purposes as set forth in Waldo County Registry of Deeds Book 1144, Page 6, Book 1573, Page 238; Book 1583, Page 56 and Book 2996, Page 44.

For title reference see deed from Kathleen R. Caswell to Robert Brydon and Kathleen Brydon dated April 24, 2012, recorded in Waldo County Registry of Deeds Book 3644, Page 290. See also Abstract of Divorce Decree between Kathleen J. Brydon and Robert W. Brydon, Jr. recorded in Waldo Registry Book 3976, Page 321, wherein the subject property was awarded to Robert Brydon. Scrivener's errors in the second parcel have been corrected to confirm the road frontage of the subject parcel to be one hundred seventy-seven and seventy-four hundredths (177.74) feet extending from the Bocanfuso line, so called, to the Lafayette Belfast, LLC line.

LW/ch/clc
RE-Schedule A-Brydon, Robert

WALDO SS: RECEIVED

Apr 12,2018
at 03:38P
ATTEST: Stacy L. Grant
REGISTER OF DEEDS

MEMORANDUM OF AGREEMENT

BETWEEN

Peter Anthony Friend & Chilloa H. Caswell, 7 Porter Rd, Belfast ME

and

Linda Lee, 3 Porter Rd, Belfast, ME 04915

Memorandum of Agreement regarding Water and Sewer Easements on 3 Porter Road, Belfast, ME 04915.

These easements currently run from Route 1 across the vacant lot, 3 Porter Road, to serve 7 Porter Road, home of Peter Anthony Friend and Chilloa H. Caswell.

1. Peter Anthony Friend & Chilloa H. Caswell of 7 Porter Road agree to permit relocation of the sewer and water lines on the 3 Porter Road vacant lot at the expense of the owner of 3 Porter Road.
2. Owner of 3 Porter Road agrees to provide a fence and/or vegetative planting to the rear of the Friend/ Caswell home at 7 Porter Road to maintain their privacy.

This Memorandum of Agreement will remain in force indefinitely even if 3 Porter Road or 7 Porter Road changes ownership.

ATTEST: Stacy L. Grant Waldo Co Registry of Deeds
VOL 5018 PG 295
Instr # 2024-5200
07/25/2024 12:00:36 PM
2 Pages

Signatures: Date:

Peter Friend 7/25/24

Peter Anthony Friend

Chilloa H. Caswell 7/25/24

Chilloa H. Caswell

7 Porter Road, Belfast, ME 04915

Tax Map 27 Lot 27

Signature: Date:

Linda Lee 7/25/24

Linda Lee

3 Porter Road, Belfast, ME 04915

Tax Map 27 Lot 27A

Ashley Richter

notary public

ASHLEY RICHTER NOTARY PUBLIC STATE OF MAINE

SEAL

State of Maine
Waldo County, ss.

Date: 7/25/24

Personally appeared before me the above named Peter Friend, Linda Lee Chilcoat Caswell and acknowledged the foregoing to be his/her free act and deed.

Ashley Richter
Notary Public

My commission expires:

Ashley Richter
Printed Name

ASHLEY RICHTER NOTARY PUBLIC MY COMMISSION EXPIRES JUN 25, 2026 STATE OF MAINE

SEAL

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QUITCLAIM DEED
With Covenant

Know All Persons by These Presents that I, **ROBERT BRYDON**, a/k/a Robert W. Brydon, Jr., of Hampden, Maine,

in consideration of one dollar and other valuable considerations

paid by **SERENDIPITY PLACE, LLC**, a Maine Limited Liability Company having its principal place of business in the Belfast, County of Waldo, State of Maine, with a mailing address of 15 Keswick Lane, Belfast, Maine 04915,

the receipt whereof I do hereby acknowledge, do hereby **remise, release, bargain, sell and convey** and forever **quitclaim** unto the said Serendipity Place, LLC, its successors and assigns forever.

"MAINE REAL ESTATE TRANSFER TAX PAID"

Those certain lots or parcels of land, together with buildings and improvements thereon, situated in the City of **BELFAST**, County of Waldo, State of Maine, more particularly bounded and described in Schedule A, attached hereto and made a part hereof.

To have and to hold the aforementioned and bargained premises, with all the privileges and appurtenances thereof, to the said Serendipity Place, LLC, its successors and assigns, forever.

And I do **covenant** with the said Grantee, its successors and assigns, that I shall and will **warrant and defend** the premises to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming by, through or under me.

In Witness Whereof, I, the said Robert Brydon, a/k/a Robert W. Brydon, Jr., have hereunto set my hand and seal this 12th day of the month of April, 2018.

Signed, Sealed and Delivered
in the presence of

Witness

Robert Brydon
a/k/a Robert W. Brydon, Jr.

State of Maine, County of Waldo April 12, 2018

Then personally appeared the above named Robert Brydon, a/k/a Robert W. Brydon, Jr., and acknowledged the foregoing instrument to be his free act and deed.

Before me,

M. D. F

M. D. F

~~Notary Public~~

Miles D. Frieder

Printed Name

~~My Commission Expires:~~

Attorney at Law
Bar No 003385

LWich
RE Belfast Brydon to Lee