NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 19356 PG 723**
Instr # 2023038393
12/05/2023 11:57:30 AM
Pages 2 YORK CO

CONFIRMATORY WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that I, **STACEY E. AMES**, an individual with a mailing address of 200 Timber Oaks Drive, Myrtle Beach, SC 29588, for consideration paid, grant to **DAVID LIND,** an individual with a mailing address of 46R Main Street, Raymond, ME 04071, with WARRANTY COVENANTS, a certain lot or parcel of land located in the Town of Kennebunk, County of York and State of Maine, being more particularly described as follows:

A certain lot or parcel of land, situated on the westerly side of the Cat Mousam Road, so called, in the Town of Kennebunk, County of York and State of Maine, being bounded and described as follows:

Beginning at an iron pipe driven into the ground on the westerly side of said road at the southeasterly corner of land now or formerly of Whitten; thence South 10° 51' 30" West by said road, 103.73 feet to an iron pipe driven into the ground at land conveyed by John Spottiswoode to Jeffrey W. Reinold, et ux, by deed dated May 28, 1976, and recorded in the York County Registry of Deeds, Book 2131, Page 152, which said iron pipe also marks the northeasterly corner of land described in deed of John W. Amadon and Glenn R. Amadon to Jeffrey W. Reinold and Marcia E. Reinold, dated June 18, 1979 and recorded in the York County Registry of Deeds, Book 2527, Page 68;

Thence North 05° 45' West by land now or formerly of said Reinold, 246.2 feet to a point;

Thence South 04° 50' 30" West, still by land of said Reinold, 38.0 feet to an iron pipe driven into the ground at the southwesterly corner of said land of Reinold described in Book 2527, Page 68, which point is the northeasterly corner of land to be retained by Christopher A. Boisse;

Thence South 85° 29' 30" West 315 feet, more or less, to a point and land now or formerly of Miller, which point is the northwesterly corner of land to be retained by Christopher A. Boisse;

Thence North 00° 52' West by an old wire fence and said land now or formerly of Miller 100 feet, more or less, to an iron pipe driven into the ground and land now or formerly of Whitten;

Thence North 05° 29' 30" East by said land now or formerly of Whitten and an old wire fence, 504.31 feet to the point of beginning.

The above bearings refer to the 1976 magnetic meridian. The apparent line of the old road was used in this survey and description.

Subject to the Kennebunk, Kennebunkport and Wells Water District's rights as in Description #1, Book 1497, Page 287.

Subject to the Kennebunk Sewer District's easement which crosses said lot from the northeasterly to the southwesterly corner, recorded in the York County Registry of Deeds, Book 1378, Page 185.

Subject to whatever rights were acquired by the Kennebunk, Kennebunkport, and Wells Water District by deed Ralph E. Hatch, et al, recorded in said Registry, Book 872, Page 478.

Excepted from the above described premises is that portion conveyed to the Kennebunk Sewer District by deed dated September 13, 1998 and recorded in said Registry, Book 4738, and Page 130.

Being the same premises conveyed to Stacey Ames by virtue of a Quitclaim Deed from Bonnie Gilbert dated April 9, 2021 and recorded in the York County Registry of Deeds in Book 18638, Page 251. See also Deed from the Estate of Bonnie S. Gilbert to the Grantor dated July 18, 2023 and recorded in said Registry in Book 19292, Page 46.

Reference is made to a Notice of Appointment of Domiciliary Foreign Personal Representative Dated NOV. 30, 2023, in the Estate of Bonnie S. Gilbert which can be found in the York County Probate Court, Docket Number 2023-1046.

This deed is being recorded to confirm the conveyance in the Warranty Deed dated August 24, 2023 and recorded in York County Registry of Deeds in Book 19308, Page 599.

IN WITNESS WHEREOF, Stacey Ames has set her hand and seal this 30 day of ~~August~~ NOV, 2023

WITNESS:

Stacey E. Ames

STATE OF SOUTH CAROLINA
COUNTY OF HORRY, ss. NOV ~~June~~ 30, 2023

Then personally appeared before me the above-named Stacey E. Ames, and acknowledged the foregoing instrument to be her free act and deed.

Notary Public
Print Name: Cathleen Hopkins

CATHLEEN HOPKINS
NOTARY PUBLIC 2
STATE OF SOUTH CAROLINA
MY COMMISSION EXPIRES
FEBRUARY 16, 2026