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NANCY E HAMMOND, REGISTER OF DEEDS
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Instr # 2025027121
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Pages 2 YORK CO

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WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **MEZOIAN DEVELOPMENT, LLC,** a Maine limited liability company with a principal place of business in Saco, Maine, FOR CONSIDERATION PAID, hereby grants to **MICHAEL H. MEZOIAN,** an individual with a mailing address of 4 Driftwood Lane, Saco, Maine 04072, with WARRANTY COVENANTS, a certain lot or parcel of land, together with any improvements thereon and all rights appurtenant thereto, located in the Town of Kennebunk, York County, Maine; being more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE

No Transfer Tax

IN WITNESS WHEREOF, Mezoian Development, LLC has caused Michael H. Mezoian, its Manager, to execute this instrument as of this 5 day of August 2025.

Mezoian Development, LLC

Witness

By: _____
Michael H. Mezoian
Its: Manager

STATE OF MAINE
York County, ss.

August 5, 2025

Personally appeared the above-named Michael H. Mezoian, Manager of Mezoian Development, LLC acknowledged the foregoing to be his free act and deed and the free act and deed of said Mezoian Development, LLC.

Before me,

Attorney at Law/~~Notary Public~~

Scott M. Edmunds
ATTORNEY AT LAW

Initial
MHM

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EXHIBIT A

LOT B
CHRISTENSEN LANE
KENNEBUNK, MAINE

A certain lot or parcel of land located on the southerly sideline of Christensen Lane, so-called, in the Town of Kennebunk, County of York and State of Maine and shown as Lot B on the plan titled "Lot Division, Land of Mezoian Development LLC, 5 Christensen Lane, Kennebunk, Maine", dated December 2024, by BH2M Inc.; said Lot B being more particularly described as follows:

Beginning at a 4"x 4" granite monument found (PLS #1314) on the southerly sideline of said Christensen Lane at the northeasterly corner of land now or formerly of Friday Morning LLC as shown on aforesaid plan;

thence N 80°-21'-02" E along the southerly sideline of said Christensen Lane a distance of 165.76 feet to a capped iron rod to be set (PLS #2190) and Lot A as shown on aforesaid plan;

thence S 14°-21'-07" E along said Lot A a distance of 135.93 feet to a capped iron rod to be set (PLS #2190) and land now or formerly of Heather & James Harber;

thence S 77°-33'-53" W along the land of said Harber a distance of 15.00 feet to a capped iron rod found (PLS #1311);

thence S 57°-37'-04" W along the land of said Harber a distance of 16.12 feet to a capped iron rod to be set (PLS #2190) and land now or formerly of John G. Soderlund;

thence N 56°-36'-28" W along the land of said Harber and along Parcel 1 a distance of 94.85 feet to a point;

thence S 38°-34'-20" W along the land of said Parcel 1 a distance of 1.02 feet to a 5/8" iron rod found and land now or formerly of Owls Keep LLC;

thence N 54°-07'-57" W along the land of said Owls Keep LLC and along the land of said Friday Morning LLC a distance of 109.85 feet to the point of beginning.

The above described Lot B contains 14,057 s.f.. All bearings refer to grid north.

The above described parcel is a portion of the parcel described in a deed from Thomas J. Sinclair, as sole trustee of The Sara E. Sinclair Revocable Trust to Mezoian Development, LLC dated November 27, 2024 recorded with the York County Registry of Deeds in Book 19563 at Page 225.

Initial
MHM