Bk 11765 Pg1 #1355
01-31-2025 @ 10:56a

N O T A N O F F I C I A L C O P Y
N O T A N O F F I C I A L C O P Y

DLN: 2381054

WARRANTY DEED

N O T A N O F F I C I A L C O P Y
N O T A N O F F I C I A L C O P Y

Cedrick Kyungu of Lewiston, Androscoggin County, Maine, for consideration paid, grant(s) to Edouard Masud of Auburn, Androscoggin County, Maine (whose mailing address is 82 Hampshire Street, Apt. 4, Auburn, ME 04210) with Warranty Covenants, the following described real estate:

See "Exhibit A" Attached

For grantors' source of title, reference may be had to a deed from Shan Z. Lin to the grantor(s) herein, dated April 9, 2024, recorded in Androscoggin Registry of Deeds, Book 11557, Page 122.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness my/our hand(s) and seal(s) this 30th day of January, 2025.

WITNESS:

Cedrick Kyungu

STATE OF MAINE
Androscoggin, ss

January 30, 2025

Then personally appeared the above-named Cedrick Kyungu and acknowledged the foregoing instrument to be his free act and deed.

Before me,

~~Notary Public~~/Justice of the Peace
Commission Expiration:

Harold "Trey" Stewart, III, Esq
Maine Bar No: 010267

File No.: 2025-22

NOT AN OFFICIAL COPY

File No: 2025-22

"Exhibit A"

A certain lot or parcel of land, with any buildings thereon, situated in Auburn, County of Androscoggin, and State of Maine, being more particularly bounded and described as follows:

Beginning on the westerly side of Whitney Street at a point two hundred (200) feet southerly from Vernon Street; thence running southerly on Whitney Street forty-five (45) feet; thence at right angles southwesterly by the northerly line of land formerly of Blanche H. Hathaway and Evangeline M. Pulsifer, one hundred (100) feet; thence at right angles northwesterly forty-five (45) feet; thence at right angles northeasterly by the southerly line of land now or formerly of A.M. Dyer one hundred (100) feet to the point of beginning.

Maine Real Estate Transfer Tax Paid
TINA M. CHOUINARD, REGISTER
ANDROSCOGGIN COUNTY MAINE E-RECORDED