NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 19849 PG 92**
Instr # 2026006131
02/24/2026 11:57:19 AM
Pages 2 YORK CO

(DLN): 3596456

(space above is reserved for recording information)

WARRANTY DEED
Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS, That **Laura A. Barth and John E. Barth,** both having a mailing address of 13 Chestnut Street, Old Orchard Beach, Maine 04064 for consideration paid, grants to **Peter B. Lovejoy**, having a mailing address of 6 Homewood Boulevard, Old Orchard Beach, Maine 04064 with ***WARRANTY COVENANTS,*** the land in Old Orchard Beach in the County of York and State of Maine, described as follows:

Maine R.E. Transfer Tax Paid

A certain lot or parcel of land, together with the buildings or improvements thereon, situated in the Town of Old Orchard Beach, County of York and State of Maine, bounded and described as follows:

Beginning at an iron rod with surveyor's cap driven into the ground on the northwesterly side of Chestnut Street at the easterly corner of Lot 15 in Block 11 as shown on the plan entitled "Homewood Park, Subdivision of Land of Resort Development Corp. In Old Orchard Beach, Maine" dated September 22, 1963 made by DesRoberts Engineering and recorded at the York County Registry of Deeds in Plan Book 36, Page 39; said iron rod with surveyor's cap also marking the easterly corner of land described in the deed to Robert Pineo, dated April 30, 1991 and recorded at said Registry in Book 5695, Page 98, and now assessed to the Town of Old Orchard Beach;

Thence, North 55°-49'-25" West, partly by said Lot 15, and partly by Lot 16 in Block 11 as shown on said "Homewood Park" plan, and described in the deed to Sharon J. Langis dated June 28, 2012 and recorded in said Registry in Book 16355, Page 930, a distance of 125.00 feet to an iron rod with surveyor's cap driven into the ground;

Thence, North 34°-10'-35" East, partly by said Lot 1 in Block 11 as shown on said "Homewood Park" plan and land of Langis, and partly by Lot 3 in Block 11 as shown on said "Homewood Park" plan, 180.00 feet to an iron rod with surveyor's cap driven into the ground;

Thence, South 55°-49'-25" East, by remaining land of these grantors, 125.00 feet to an iron rod with surveyor's cap driven into the ground;

Thence, South 34°-10'-35" West, by said Chestnut Street, 180.00 feet to the point of beginning. Containing 22,500 square feet or 0.516 acre.

The above courses refer to Grid North (NAD 1983).

Reference is made to a "Plan Showing A Boundary Survey Made for John E. and Laura A. Barth" dated August 18, 2021 made by Dow & Coulombe, Inc.

Meaning and intending to convey a southwesterly portion of land described in the deed from Rita Marie Walsh to John E. Barth and Laura A. Barth dated April 18, 2000 and recorded in said Registry in Book 10181, Page 224.

Also conveying herewith all grantors' right, title and interest in and to that portion of Chestnut Street which lies between the sidelines of the above described premises as extended to the centerline of Chestnut Street as shown on the above referenced plan.

Being a portion of the same premises conveyed to Laura A. Barth and John E. Barth by virtue of a deed from Rita Marie Walsh dated August 18, 2000 and recorded in York Registry of Deeds in Book 10181, Page 224.

WITNESS our hands this 20th day of February, 2026.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF:

Witness

Witness

Laura A. Barth

John E. Barth

STATE OF MAINE
COUNTY OF YORK

February 20, 2026

Personally appeared the above named Laura A. Barth and John E. Barth and acknowledged the foregoing instrument to be their free act and deed.

Before me,

~~Notary Public~~/Maine Attorney at Law

Printed Name: _____
My commission expires: _____

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Richard A. Hull, III
Maine Attorney-at-law
Bar No. 000964