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NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 19883 PG 380**
Instr # 2026012388
04/15/2026 10:41:49 AM
Pages 2 YORK CO

WARRANTY DEED

(Maine Statutory Short Form)

DLN: 3990101

KNOW ALL MEN BY THESE PRESENTS

THAT I, KIERAN O'CONNELL, of Somerville, Massachusetts, for consideration paid, grant to **J.T. CONSTRUCTION, LLC, a Maine Limited Liability Company,** ***with Warranty Covenants,*** whose mailing address is 2 Paige Drive, Gorham, ME 04038, a certain lot or parcel of land, with any buildings thereon, situated in the Town of Limerick, County of York and State of Maine, being bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO
MADE A PART HEREOF AND INCORPORATED BY REFERENCE HEREIN

Being the same premises described in a deed from New England Lab Rescue, Inc., a Maine Corporation, to Kieran O'Connell dated April 10, 2017 and recorded in the York County Registry of Deeds in Book 17453, Page 544.

IN WITNESS WHEREOF, I, KIERAN O'CONNELL, have caused this instrument to be executed on this 10 day of April, 2026.

SIGNED, SEALED AND DELIVERED
in presence of

WITNESS **KIERAN O'CONNELL**

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF Middlesex

Personally appeared before me on this 10 day of April, 2026 the above named **KIERAN O'CONNELL** and acknowledged the foregoing instrument to be his free act and deed.

Notary Public/Attorney at Law

Printed Name: Kira T. Impresia
COMMISSION EXPIRES: 08.04.2028

KIRA T. IMPRESCIA
Notary Public, Commonwealth of Massachusetts
My Commission Expires August 04, 2028

Maine R.E. Transfer Tax Paid

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EXHIBIT A

A certain lot or parcel of land, with any improvements thereon, situated in the Town of Limerick, York County, Maine, more particularly described as **Lot 1128** as shown on a plan of Lake Arrowhead Estates by Wright, Pierce, Barnes and Wyman, Topsham, Maine and recorded with the York County Registry of Deeds at Plan Book 61, Page 27, the dimensions of said lot as indicated by such plan being as follows:

Beginning at a point on the northerly side of Division Road, so-called, and at the south west corner of Lot 1129; thence northwesterly along said Division Road N 38° 40' 47" W one hundred eight and sixty-five one-hundredths (108.65) feet, more or less, to an indicated buffer zone; thence northeasterly N 52° 18' 53" E one hundred ninety and forty-five one-hundredths (190.45) feet, more or less, along said buffer zone to another indicated buffer zone; thence southeasterly N 38° 40' 47" W one hundred five and thirty-five one-hundredths (105.35) feet, more or less, along said buffer zone to Lot 1129; thence southwesterly N 51° 19' 13" E one hundred ninety and forty-three one-hundredths (190.43) feet, more or less along Lot 1129 to the point of beginning.

Also, another lot or parcel of land, with any improvements thereon, situated in Limerick, York County, Maine, more particularly described as **Lot 1129** as shown on said plan of Lake Arrowhead Estates by Wright, Pierce, Barnes and Wyman, Topsham, Maine and recorded in said Registry of Deeds at Plan Book 61, Page 27, to which plan reference is hereby made for a more particular description.

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