NOT AN OFFICIAL COPY

Warranty Joint Tenancy Deed

DLN: 1002040085953

That: **The Truman Corporation d/b/a Turn Key Homes of Maine**, a Maine corporation having an address of 698 Main Street, Oxford, County of Oxford and State of Maine 04270,

For Consideration Paid Grants Unto:

Ronald L. Budesheim and Bethany J. Budesheim of 467 Church Hill Road, Leeds, County of Androscoggin and State of Maine 04265

With Warranty Covenants, as joint tenants, the land in Leeds, County of Androscoggin and State of Maine, described as follows:

A certain lot or parcel of land, together with the buildings and improvements thereon, situated on the westerly side of Church Hill Road in the Town of Leeds, Androscoggin County, State of Maine, being lot 3-1 as shown on a plan entitled "Final Subdivision Plan, Poirier Subdivision, 457 Church Hill Road, Leeds, Androscoggin County, Maine", dated May 14, 2018, recorded in Androscoggin County Registry of Deeds in Plan Book 52, Page 83, said parcel being further bounded and described as follows:

Beginning on the westerly right-of-way line of Church Hill Road at a 5/8-inch iron rod set capped "Martin, PLS 2403"; at the southeasterly corner of Lot 3 as shown on said Poirier Subdivision Plan;

Thence S 12° 37' 49" W along the westerly right-of-way line of Church Hill Road 275.31 feet to a 5/8-inch iron rod set capped "Martin, PLS 2403" and the northeasterly corner of Lot 3-2 as shown on said Poirier Subdivision Plan;

Thence N 81° 31' 01" W along the northerly line of Lot 3-2 a distance of 221.01 feet to a 5/8-inch iron rod capped "Martin, PLS 2403";

Thence continuing N 81° 31' 01" W along the northerly line of Lot 3-2 a distance of 404.56 feet to a 5/8-inch iron rod set capped "Martin, PLS 2403" and the easterly line of land now or formerly of Jolene Andre and Francis C. Andre, reference deed recorded in Androscoggin County Registry of Deeds in Book 2700, Page 172;

Thence N 0° 32' 18" E along the easterly line of said Andre 304.30 feet to a 5/8-inch iron rod set capped "Martin, PLS 2403";

Thence S 79° 17' 08" E along the southerly line of said Lot 3 a distance of 420.87 feet to a 5/8-inch iron rod set capped "Martin, PLS 2403";

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Thence continuing S 79° 17' 08" E along the southerly line of said Lot 3 a distance of 267.19 feet to the point of beginning, having an area of 4.34 acres, more or less.

Bearings are based on a 2017 magnetic north observation.

Subject to Notes and Conditions of Approval shown on said Poirier Subdivision Plan.

Reference is made to a boundary line agreement between Raymond N. Poirier and Jolene Andre and Francis C. Andre recorded in the Androscoggin County Registry of Deeds in Book 9748, Page 75.

Being the same premises as described in a Warranty Deed from Raymond N. Poirier to The Truman Corporation d/b/a Turn Key Homes of Maine dated August 13th, 2019 and recorded in the Androscoggin County Registry of Deeds in Book 10155, Page 143.

Dated this 30TH **day of January, 2020**

The Truman Corporation d/b/a Turn Key Homes of Maine

by: _____
Becky J. Mason, Vice President

_____
Witness

State of Maine
Androscoggin **ss.** **January** 30 **2020**

Then personally appeared the above named **Becky J. Mason, Vice President of said grantor corporation as aforesaid,** and acknowledged the foregoing instrument to be her free act and deed, in her said capacity

Before me _____
Notary Public

Type or print name: _____

My Commission Expires: _____

MARY ELLEN TAYLOR My Commission Expires 05-29-2025 MAINE NOTARY PUBLIC

truman corporation to ronald & bethany budesheim-4.34 ac-467 church hill rd-leeds-jan.2020

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