OPR BK 12553 PGS 197 - 200 03/13/2017 10:46:45 AM
INSTR # 2017004873 # OF PAGES 4
ATTEST: BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS KENNEBEC COUNTY, ME

TRANSFER
TAX
PAID

SHORT FORM WARRANTY DEED

Camden National Bank, a federally-chartered financial institution and successor by merger to The Bank of Bank, formerly known as Gardiner Savings Institution, FSB, with a place of business in Camden, Maine ("Grantor") FOR CONSIDERATION PAID, grant to **Merrill Investigations & Security Services, LLC**, a Maine limited liability company with a mailing address of P.O. Box 38, Readfield, Maine 04355 ("Grantee") with WARRANTY COVENANTS, certain real property, with any improvements thereon, located at or near 13 Winthrop Road in the Town of Readfield, Kennebec County, Maine and more particularly described on **Exhibit A** attached hereto and made a part hereof.

The conveyance herein is subject to all easements, covenants, restriction and agreements of record to the extent in full force and effect and applicable to the property conveyed herein.

For source of title, see Municipal Quitclaim Deed from the Inhabitants of the Town of Readfield dated February 2, 2005, and recorded in the Kennebec County Registry of Deeds in Book 8296, Page 35.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and delivered by its duly-authorized agent below this 10th day of March, 2017.

WITNESS:

Camden National Bank

By: _____
Mark Graham
Its duly-authorized Vice President

(H) Lake & Denison

State of Maine
County of Kennebec

March 10, 2017

PERSONALLY APPEARED before me the above-named Mark Graham, Vice President of Camden National Bank, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said bank

Name:
Notary Public

MARY A. DENISON
NOTARY PUBLIC
AS ATTORNEY AT LAW
4 M.R.S.A. § 1056
MY COMMISSION DOES NOT EXPIRE

EXHIBIT A

A certain lot or parcel of land with the buildings thereon, situated on the **westerly side of State Route 41**, also known as the **Winthrop Road** in the Town of Readfield, County of Kennebec and State of Maine, bounded and described as follows:

Beginning at a point on the westerly side line of Winthrop Road, so-called, said point being about one hundred thirty (130) feet southerly of the southerly side line of Main Street, so-called, said point being the southeasterly corner of land now or formerly of Robert and Helen Bittar (Book 2359, Page 17), and being marked by an iron pipe;

Thence S 29° 08' 16" W along the westerly side line of said Winthrop Road, one hundred eighty-six and one hundredths (186.01) feet to the northeasterly corner of land now or formerly Potter Tank Farm, Inc. (Book 4794, Page 217), said point being marked by a number 4 rebar;

Thence N 60° 36' 56" W along the northerly line of land now or formerly said Potter Tank Farm, Inc., and passing through two (2) iron pins, one hundred forty-five and no hundredths (145.00) feet to a point marked by a number 4 rebar set at remaining lands of the Town of Readfield;

Thence N 34° 05'33" E and passing though land of the Town of Readfield one hundred sixty-three and ninety-four hundredths (163.94) feet to the southwesterly corner of land now or formerly of Gary and Ann Keilty (Book 3299, Page 193), said point being marked by a granite monument;

Thence S 69° 51' 26" E along the southerly line of land now or formerly said Gary and Ann Keilty forty-nine and ninety-seven hundredths (49.97) feet to the southwesterly corner of land now or formerly Robert and Helen Bittar, said point being marked by an iron rod;

Thence S 70° 46' 34" E along the southerly line of land now or formerly said Bittar eighty-two and seventy-two hundredths (82.72) feet to an iron pipe and the point of beginning.

Said lot or parcel contains about 0.55 acres.

The within described lands are based on a survey and plan entitled "Plan of Land for Town of Readfield and Gardiner Savings Institution, Record Owners, Town of Readfield, County of Kennebec", dated January, 2005, prepared by D.O. Harriman, P.L.S. #359.

EXCEPTING AND RESERVING to the Town of Readfield the right and easement for ingress and egress to remaining lands of the Town of Readfield, known as the "Fire Station Lot", so called, from said Winthrop Road, also known as Route 41 and described as running generally over a twenty five foot (25') wide strip of land commencing at the easterly side thereof at Route 41 and running in a generally northwesterly direction over and across the within conveyed lands to remaining land of the Town of Readfield, as shown on the above-described Survey, including the right but not the obligation to improve and maintain said right of way for uses of the retained lands of said Town.

SUBJECT TO the following easements:

1) to Central Maine Power Company and New England Telephone and Telegraph Company dated August 31, 1979, Book 2250, Page 61; and
2) to Community Service Telephone Co., dated July 19, 1999, recorded Book 6024, Page 96.

Reference is made to a User Agreement between the Town of Readfield and Gardiner Savings Institution, FSB dated January 18, 2005.