NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 19428 PG 543**
Instr # 2024012583
05/03/2024 08:18:52 AM
Pages 2 YORK CO

DLN: 1002440272058

WARRANTY DEED
IN LIEU OF FORECLOSURE

KNOW ALL PERSONS BY THESE PRESENTS, that, **CHAN PROPERTIES, LLC,** a Maine limited liability company with a mailing address of P.O. Box 475, Biddeford, Maine 04005, for consideration paid, grants to **ACCELERATED CAPITAL PARTNERS, LLC,** a Maine limited liability company having a mailing address of 198 Saco Avenue, Old Orchard Beach, Maine 04064, with WARRANTY COVENANTS, the real estate located in the City of Biddeford, County of York, and State of Maine described as follows:

Maine R.E. Transfer Tax Paid

Two certain lots or parcels of land, with the buildings thereon, situated in the City of Biddeford, County of York and State of Maine, being lots numbered forty-five (45) and forty-eight (48) on the Plan of House lots belonging to Sarah E. Littlefield, et als, recorded in York County Registry of Deeds, Plan Book 3, Page 47; said lots are situated on the northwesterly side of a reserved street, now called Lafayette Street, fifty (50) feet in width running northeasterly from Cleaves Street.

Being the same premises described in a Mortgage, Security Agreement and Financing Statement from Chan Properties, LLC to Accelerated Capital Partners, LLC, dated July 25, 2022, and recorded in the York County Registry of Deeds in Book 19077, Page 742.

This Warranty Deed is an absolute conveyance of title from Chan Properties, LLC to the within Accelerated Capital Partners, LLC in effect as well as in form and is not intended as a mortgage, trust conveyance or security instrument of any kind.

Notwithstanding the foregoing, this conveyance is not intended to act as a merger of title and said Mortgage is intended to remain in full force and effect and this conveyance shall not restrict the rights of Accelerated Capital Partners, LLC to continue or institute foreclosure proceedings to the extent necessary to extinguish any junior encumbrances that may affect the title of the above-described property being conveyed.

IN WITNESS WHEREOF, Chan Properties, LLC has caused this instrument to be signed by Samnang Ngourn, its Member duly authorized this 26 day of April, 2024.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF

CHAN PROPERTIES, LLC

By: Samnang Ngourn
Its: Member

STATE OF MAINE
YORK, ss.

April 26, 2024

Then personally appeared the above named Samnang Ngourn, in his capacity as Member of Chan Properties, LLC, and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of Chan Properties, LLC.

Before me,

Notary Public/Attorney at Law

Print Name: _____

My commission expires:

CARLY B HALL
NOTARY PUBLIC
State of Maine
My Commission Expires October 30, 2028