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NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 19393 PG 122**
Instr # 2024005450
02/26/2024 11:14:36 AM
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WARRANTY DEED

Troy Kennett and Stacy Picard of Old Orchard Beach, York County, Maine, for consideration paid, grant(s) to **Stephanie Daniels** of Portland, Cumberland County, Maine (whose mailing address is 143 Lawn Avenue, Portland, ME 04103) with Warranty Covenants, the following described real estate:

See "Exhibit A" Attached

For grantors' source of title, reference may be had to a deed from Roger J. McPherson to the grantor(s) herein, dated July 31, 2020, recorded in York Registry of Deeds, Book 18326, Page 160.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness my/our hand(s) and seal(s) this 23rd day of February, 2024.

WITNESS:

_____

Troy Kennett

_____

Stacy Picard

STATE OF MAINE

Cumberland County ss February 23, 2024

Then personally appeared the above named Troy Kennett and Stacy Picard and acknowledged the foregoing instrument to be his/her free act and deed.

Before me,

Notary Public/Justice of the Peace
Commission Expiration:

File No.: 2024-307

Mary Katherine Tanguay
State of Maine
Attorney at Law
Maine Bar No. 6185

Maine R.E. Transfer Tax Paid

DS

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File No: 2024-307

"Exhibit A"

A certain lot or parcel of land, with any buildings thereon, situated off the Cascade Road, so-called, in the Town of Old Orchard Beach, County of York and State of Maine, and being lot 39 and also the southwesterly one-half of lot 37 which is adjacent to said Lot 39 as shown on a Plan of Ocean View Heights drawn by Libby and Dow, Engrs., December 30, 1946, and recorded in York County Registry of Deeds in Plan Book 14, Page 16.

A right of foot and vehicular passage is hereby granted to the said Grantee in common with the grantor and others over and upon Sunset Avenue and Thistle Avenue as laid out on said plan.

This conveyance is made subject to the restriction that no structure shall be erected or placed on any single lot hereby conveyed other than one single family dwelling and one or two car garage at a cost of not less than Five Thousand Dollars ($5,000.00), and any other outbuildings which are incidental to the residential use of such lot. It is understood and agreed that said restrictions shall run with the land and apply to all lots facing Sunset Avenue and Thistle Avenue as laid out on said Plan.