NO REAL ESTATE
TRANSFER TAX PAID

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INSTR#: 2024007290 ATTEST: MATTHEW BOUCHER
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WARRANTY DEED

DLN: **1002440270212**

MATTHEW D. KELLAND, of Winthrop, ME, for consideration paid, grants to **MATTHEW D. KELLAND and DELLA C. KELLAND**, with a mailing address of 39 Spruce Street, Winthrop, Maine 04364 with **WARRANTY COVENANTS**, *as joint tenants*, a certain lot or parcel of land with the buildings thereon, situated northwesterly of and not adjacent to Spruce Street in Winthrop, Kennebec County, Maine, more particularly described as follows:

Commencing at an iron rod found at the most westerly corner of land now or formerly of Zackary G. Hatch as described in a deed recorded at the Kennebec County Registry of Deeds in Book 9419, Page 179, said iron rod found being the point of beginning; thence along said land of said Hatch S 58° 39' 13" E a distance of Three Hundred Seventeen and Seventy-eight Hundredths (317.78) feet to an iron rod set and a right-of-way or easement leading from the lot herein conveyed to said Spruce Street; thence along said right-of-way S 46° 22' 46" W a distance of One Hundred Seventy-six and Two Hundredths (176.02) feet to an iron rod set; thence along land now or formerly of Richard T. Calcagni, Trustee of the Calcagni Family Trust N 58° 39' 13" W a distance of Two Hundred Thirty and Sixty-nine Hundredths (230.69) feet to an iron rod; thence along land now or formerly of Richard T. Calcagni, Trustee of the Calcagni Family Trust S 64° 17' 46" W a distance of Ninety-four and Forty-one Hundredths (94.41) feet to an iron rod set and said right-of-way; thence along said right-of-way N 10° 54' 48" E a distance of Ninety-eight and Twenty-two Hundredths (98.22) feet to an iron rod set and the point of curvature of a tangent curve, concave to the southeast, having a radius of One Hundred Eighty-six and Nineteen Hundredths (186.19) feet a central angle of 49° 25' 28"; thence northeasterly along said right-of-way and said curve, a distance of One Hundred Sixty and Sixty-one Hundredths (160.61) feet to an iron rod set; thence along said right-of-way N 60° 20' 16" E a distance of Sixty-seven and Twenty-three Hundredths (67.23) feet to an iron rod set flush and land of said Hatch; thence along land of said Hatch S 31° 20' 17" W a distance of Fifty-six and Eighty-six Hundredths (56.86) feet to an iron rod found and the point of beginning.

Richard T. Calcagni, Trustee of the Calcagni Family Trust reserves a right-of-way or easement for the purpose of ingress and egress, over the above described parcel to benefit land now or formerly of the Richard T. Calcagni, Trustee of the Calcagni Family Trust described as follows:

Commencing at an iron rod set flush at the most westerly corner of the above described parcel herein conveyed said iron rod set being the point of beginning; thence along the right-of-way

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leading to Spruce Street N 10° 54' 48" E a distance of Thirty-two and Eighty-two Hundredths (32.82) feet to a point; thence S 29° 57' 16" E a distance of Twenty-six and Forty-one Hundredths (26.41) feet to a point and land now or formerly of Richard T. Calcagni, Trustee of the Calcagni Family Trust; thence along land now or formerly of Richard T. Calcagni, Trustee of the Calcagni Family Trust S 64° 17' 46" W a distance of Twenty-one and Fifty-three Hundredths (21.53) feet to an iron rod set and the point of beginning.

The above described parcel herein conveyed is benefitted by certain unlocated easement for existing utilities, water and sewer lines over land now or formerly of Richard T. Calcagni, Trustee of the Calcagni Family Trust.

The above described parcel herein conveyed is benefitted by a right-of-way or easement for ingress and egress for the parcel herein conveyed to said Spruce Street described as follows:

Commencing at the most southerly corner of land now or formerly of Zackary G. Hatch as described in a deed recorded at the Kennebec County Registry of Deeds in Book 9419, Page 179, said point being the point of beginning; thence along land of said Hatch N 58° 39' 13" W a distance of One Hundred Seventy-nine and Eighty-two Hundredths (179.82) feet to an iron rod set and land herein conveyed; thence along said land herein conveyed S 46° 22' 46" W a distance of One Hundred Seventy-six and Two Hundredths (176.02) feet to an iron rod set; thence along land now or formerly of Richard T. Calcagni, Trustee of the Calcagni Family Trust S 51° 13' 55" W a distance of Fifty-two and Eighty Hundredths (52.80) feet to an iron rod set; thence along land now or formerly of Richard T. Calcagni, Trustee of the Calcagni Family Trust S 64° 01' 41" W a distance of One Hundred Twenty-six and One Hundredths (126.01) feet to an iron rod set; thence along land now or formerly of Richard T. Calcagni, Trustee of the Calcagni Family Trust N 79° 10' 51" W a distance of Twenty-four and Sixty-five Hundredths (24.65) feet to an iron rod set and the point of curvature of a tangent curve, concave to the south, having a radius of Eighty-five (85.00) feet, and a central angle of 41° 11' 53"; thence westerly along land now or formerly of Richard T. Calcagni, Trustee of the Calcagni Family Trust and said curve a distance of Sixty-one and Twelve Hundredths (61.12) feet to an iron rod set; thence along land now or formerly of Richard T. Calcagni, Trustee of the Calcagni Family Trust N 72° 08' 32" W a distance of Nineteen and Three Hundredths (19.03) feet to an iron rod set and the point of curvature of a non-tangent curve, concave to the northeast, having a radius of Seventy-six and Eight Hundredths (76.08) feet, a central angle of 75° 52' 12" and the chord of Ninety-three and Fifty-four Hundredths (93.54) feet bearing N 27° 01' 18" W; thence northerly along said curve, a distance of One Hundred and Seventy-four Hundredths (100.74) feet to an iron rod set; thence along land now or formerly of Richard T. Calcagni, Trustee of the Calcagni Family Trust and along land herein conveyed N 10° 54' 48" ___ distance of One Hundred Eighty-three and Forty-four Hundredths (183.44) feet to an iron rod set and the point of curvature of a tangent curve, concave to the southeast, having a radius of One Hundred Eighty-six and Nineteen Hundredths (186.19) feet and a central angle of 49° 25' 28"; thence along the parcel herein conveyed northeasterly along said curve, a distance of One Hundred Sixty and Sixty-one Hundredths (160.61) feet to an iron rod set; thence along the parcel herein conveyed N 60° 20' 16" E a distance of Sixty-seven and Twenty-three Hundredths (67.23) feet to an iron rod set flush and land of said Hatch; thence N 29° 39' 44" W a distance of Sixty (60.00) feet to a point; thence S

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60° 20' 16" W a distance of Seventy-seven and Twenty-three Hundredths (67.23) feet to the point of curvature of a tangent curve, concave to the southeast, having a radius of Two Hundred Forty-six and Nineteen Hundredths (246.19) feet and a central angle of 49° 25' 28"; thence southwesterly along said curve a distance of Two Hundred Twelve and Thirty-six Hundredths (212.36) feet to a point; thence S 10° 54' 48" W a distance of One Hundred Eighty-three and Forty-four Hundredths (183.44) feet to a point of curvature of a tangent curve, concave to the east, having a radius of One Hundred Thirty-six and Eight Hundredths (136.08) feet and a central angle of 64° 10' 18"; thence southerly along said curve, a distance of One Hundred Fifty-two and Forty-one Hundredths (152.41) feet to a point; thence S 79° 31' 49" E a distance of Eighty-five and Seventy-six Hundredths (85.76) feet to the point of curvature of a non-tangent curve, concave to the south, having a radius of Thirty-five (35.00) feet, a central angle of 58° 43' 21", and a chord of Thirty-four and Thirty-two Hundredths (34.32) feet bearing N 71° 27' 29" E to a point; thence easterly along said curve, a distance of Thirty-five and Eighty-seven Hundredths (35.87) feet to a point; thence S 79° 10' 51" E a distance of Fifty-seven and Eighty-one Hundredths (57.81) feet to a point; thence N 64° 01' 41" E a distance of One Hundred Thirty-six and Fifty-five Hundredths (136.55) feet to a point; thence N 51° 13' 55" ____ a distance of Sixty-one and Sixty-three Hundredths (61.63) feet to a point; thence N 46° 22' 46" E a distance of One Hundred Eighteen and Twenty-two Hundredths (118.22) feet to a point and the most northerly corner of land now or formerly of Susan Thomas; thence along land of said Thomas S 59° 37' 38" E a distance of One Hundred Fifty (150.00) feet to an iron rod found and the northwesterly sideline of said Spruce Street; thence along said Spruce Street N 32° 02' 23" E a distance of Twenty-eight and Eighty-four Hundredths (28.84) feet to a point on the beginning of a cul-de-sac, being the point of curvature of a non-tangent curve, concave to the east, having a radius of Forty (40.00) feet, a central angle of 67° 41' 04", and a chord of Forty-four and Fifty-five Hundredths (44.55) feet bearing N 14° 38' 09" E; thence northerly along said Spruce Street and said curve a distance of Forty-seven and Twenty-five Hundredths (47.25) feet to the point of beginning.

The term "iron rod set" refers to 5/8 inch diameter steel re-enforcing bar set with a survey cap bearing the legend "R.D. Redmond PLS 2084". The bearings noted herein are based on magnetic north observed in April 2003, and are part of survey services provided for Richard T. Calcagni with the exception that a Survey Plan and Surveyor's Report were not provided.

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

Meaning and intending to convey the premises described in deed of Logan Merrill and Emily Merrill to Matthew D. Kelland, dated March 17, 2021 and recorded in the Kennebec County Registry of Deeds at Book 13935, Page 99.

This conveyance is made subject to outstanding mortgage to Bangor Savings Bank dated March 19, 2021 and recorded in the Kennebec County Registry of Deeds at Book 13935, Page 103.

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WITNESS my hand and seal this 16th day of April, 2024.

MATTHEW D. KELLAND

STATE OF MAINE
COUNTY OF KENNEBEC

April 16, 2024

Personally appeared the above named **Matthew D. Kelland** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Catherine E. McHugh
Notary Public
Print Name:
Commission Expires:

LD/es
NTS

Catherine E. McHugh
Notary Public
Maine
My Commission Expires Jan. 25, 2026

TMK Kelland