Receipt # 13095
Bk 5149 PG 222
06/26/2017 01:29:49 PM
Pages 3
DEEDS
Instr # 28438
Rebecca S. Wotton Lincoln County Registry of Deeds

Commitment Number: DS7175-17000233

After Recording, Send To:
McKittrick & Warren, PA
PO Box 780
Camden, ME 04843

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
R18 32

QUITCLAIM DEED WITH COVENANTS

U.S. Bank National Association, as Legal Title of the Residential Mortgage Loan Trust 2013-TT2, hereinafter grantor, whose tax-mailing address is **611 Jamison Rd., Elma, NY 14059**, for $30,000.00 (Thirty Thousand Dollars and Zero Cents) in consideration paid, grants with a quitclaim covenant to **Peter Talbot and Denise Bizer**, joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **7812 Genesta Street, Saint Louis, MO 63123**, the property described below in the legal description and that Grantor's quitclaim covenant to the Grantees shall have the full force, meaning and effect of the following: Grantor, its heirs and assigns, will warrant and forever defend the premises to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through or under the Grantor and no other claims whatsoever:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION

Property Address is: 1769 Washington Road, Waldoboro, ME 04572

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Grantor covenants to and agrees with Grantee, that Grantor will warrant and defend the property conveyed unto the Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through, from, or under the Grantor and no others whatsoever.

Prior instrument reference: **Official Records Book 4962, Page 21**

MAINE REAL ESTATE
TRANSFER TAX PAID

Executed by the undersigned on June 19, 2017:

U.S Bank National Association, as Legal Title Trustee of the Residential Mortgage Loan Trust 2013-TT2, by Planet Home Lending, LLC, as Attorney in Fact

By: Janina Woods
Janina Woods

Its: Senior Vice President

STATE OF New York
COUNTY OF Monroe

The foregoing instrument was acknowledged before me on June 19, 2017 by Janina Woods its Senior Vice President on behalf of **U.S Bank National Association, as Legal Title Trustee of the Residential Mortgage Loan Trust 2013-TT2, by Planet Home Lending, LLC, as Attorney in Fact** who has produced Personally known as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Carie Sciabica
Notary Public

CARIE SCIABICA
Notary Public - State of New York
No. 01SC4970224
Qualified in Monroe County
Commission Expires 8/16/18

Grantees' Names and Address:

Peter Talbot and Denise Bizer
7812 Genesta Street, Saint Louis, MO 63123
Send tax statement to grantees

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

Exhibit A

A certain lot or parcel of land together with all buildings and improvements thereon situated in Waldoboro, County of Lincoln, State of Maine, bounded and described as follows:

Beginning on the eastern side of the road leading from Waldoboro Village toward Washington by way of Feyler's Corner, so called, also known as Route 220, at an iron pin situated at the southwest corner of land conveyed by the Richard J. Moran and Anna L. Moran to Daniel J. Moran by Deed dated October 30, 1987 and recorded in the Lincoln County Registry of Deeds at Book 1433, Page 135; thence in an easterly direction following the southerly line of said Daniel J. Moran land a distance of seven hundred fifty (750) feet to an iron pin marking the southeast corner of said Daniel J. Moran land; thence in a southerly direction by and along other land of the Richard J. Moran and Anna L. Moran and maintaining a distance of seven hundred fifty (750) feet from the easterly side of Route 220 a distance of three hundred (300) feet to an iron pin set; thence in a westerly direction by and along other land of the Richard J. Moran and Anna L. Moran and maintaining a distance of three hundred (300) feet from the line first described, a distance of seven hundred fifty (750) feet to an iron pin set on the easterly side of Route 220; thence in a northerly direction by and along Route 220 a distance of three hundred (300) feet to the point of beginning.

EXCEPTING AND RESERVING an easement for the laying and maintaining of pipes beneath the ground running from land of the Richard J. Moran and Anna L. Moran to land of said Daniel J. Moran.

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