MAINE REAL ESTATE TAX-Paid

After recording return to:
QuickSilva Title & Escrow
4 Alfred Circle
Bedford, MA 01730
File No. 2021-19032

Parcel ID No.: 5-26 DLN: 1002140174247

WARRANTY DEED

THIS INDENTURE made and entered into on this 30th day of November, 2021, by and between **Michael Kreft and Amanda Kreft**, of 378 Brewer Road, Robbinston, ME 04671 hereinafter referred to as Grantor and **James Laurent Jutras and Pauline Johanne Jutras, husband and wife, as joint tenants with right of survivorship**, of 23 Downs Road, Underhill, VT 05489, hereinafter referred to as Grantee.

WITNESSETH: That the said Grantor, for and in consideration of the sum of TWO HUNDRED THIRTY-EIGHT THOUSAND AND 00/100 ($238,000.00) DOLLARS, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Washington County, Maine:

The land in Robbinston, County of Washington, State of Maine, bounded as follows:

Beginning at an iron stake driven in the northerly boundary line of said No. 3 Road and thence running on a course of North 340 West for a distance of three hundred fifty (350) feet along the easterly line of the adjacent land of Ernest Johnson to an iron stake driven in the ground; thence in a general westerly direction but in the same course of the northerly boundary line of said land of Ernest Johnson for a distance of eight hundred (800) feet to another iron stake driven in the ground at a point which the northwestern corner of the lot of land herein conveyed; thence turning and running for a distance of three hundred fifty (350) feet in a line parallel with the first above mentioned boundary to another iron stake driven in said northern boundary of said No. 3 Road; thence turning and running in a general easterly course for eight hundred (800) along said northern boundary line of the No. 3 Road to the point of beginning; being a piece of land eight hundred (800) feet along the road and running back northerly for three hundred fifty (350) feet.

Parcel ID Number: 5-26

Property Commonly Known As: 378 Brewer Road, Robbinston, ME 04671

Prior instrument reference: Book: 4454, Page: 43, Document Number: 3559, Recorded: 04/19/2018

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, this Deed was executed by the undersigned on this the 30th day of NOVEMBER, 2021.

Michael Kreft

STATE OF MAINE
COUNTY OF LINCOLN

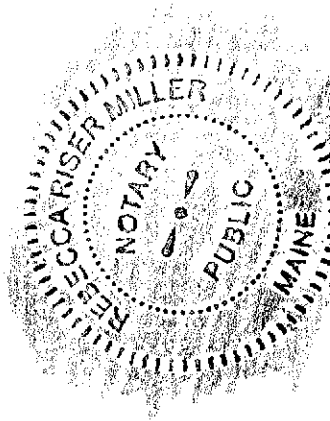
The foregoing instrument was acknowledged before me this 30th day of NOVEMBER, 2021 by Michael Kreft.

Notary Public Signature

Printed Name of Notary Public

REBECCA RISER MILLER
Notary Public - Maine
My Commission Expires Sep 24, 2025

My commission expires: _____



DOC: 12739 BK: 4860 PG: 87
RECEIVED-RECORDED, WASHINGTON COUNTY REGISTER OF DEEDS
12/02/2021, 12:25:41P
Acting Registrar of Deeds Tammy C. Gay E-RECORDED

IN WITNESS WHEREOF, this Deed was executed by the undersigned on this the 30th day of NOVEMBER, 2021.

Amanda Kreft

STATE OF MAINE
COUNTY OF LINCOLN

The foregoing instrument was acknowledged before me this 30th day of NOVEMBER, 2021 by Amanda Kreft.

Notary Public Signature

REBECCA RISER MILLER
Notary Public - Maine
My Commission Expires Sep 24, 2025

Printed Name of Notary Public

My commission expires: _____

