After recording return to:
Jason G. Howe, Esq.
Preti Flaherty
P.O. Box 9546
Portland, Maine 04112

NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 19309 PG 598**
Instr # 2023028462
09/11/2023 10:40:08 AM
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WARRANTY DEED

DLN: **DLN: 1002340248493**

KNOW ALL PERSONS BY THESE PRESENTS, that **ROCKY BEACH TWO, LLC**, a Maine limited liability company with a mailing address of P.O. Box 126, Biddeford Pool, Maine 04006, FOR CONSIDERATION PAID, hereby grants to **EXECUTIVE HOUSING, LLC**, a Maine limited liability company with a mailing address of 46 Glen Drive, Casco, Maine 04015, with Warranty Covenants, certain lots or parcels of land, situated in the City of Biddeford, York County, Maine, as more particularly described in **Exhibit A** attached hereto and made a part hereof.

SEE EXHIBIT A ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE

IN WITNESS WHEREOF, Benjamin W. Schultz in his capacity as Manager of Rocky Beach Two, LLC has caused this instrument to be executed this 8th day of ~~August~~ September, 2023.

ROCKY BEACH TWO, LLC

WITNESS

By: _____
Benjamin W. Schultz
Its: Manager

STATE OF MAINE
Cumberland County, ss.

Date: ~~August~~ September 8th, 2023

Personally appeared the above-named Benjamin W. Schultz in his capacity as Manager of Rocky Beach Two, LLC, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Company.

Before me,

_____
Attorney at Law/Notary Public
Print: _____
[SEAL]

THOMAS E. SCHOENING III
STATE OF MAINE
BAR ID#5405
ATTORNEY AT LAW

20780671.1

EXHIBIT A

463 Elm Street, Biddeford

A certain lot or parcel of land, together with the buildings and improvements thereon situated in the City of Biddeford, County of York and State of Maine, bounded and described as follows:

Beginning at an iron rod with survey cap driven into the ground on the southeasterly side of Elm Street (U.S. Route #1) at the northerly corner of land described in the deed from Cecile Soucy to Jacques G. Pelletier el at dated April 27, 1985 and recorded at the York County Registry of Deeds in Book 3509, Page 347 and shown on a plan entitled "Plan Showing the Lemieux Property Biddeford, Maine" dated June 23, 1966 made by Libby & Dow Engineers and recorded at said Registry in Plan Book 43, Page 12;

Thence, South 39° 10' 15" East, partly by said land of Pelletier and partly by land described in a second deed from Cecile Soucy to Jacques G. Pelletier et al recorded at said Registry in Book 3509, Page 349, a distance of 80.00 feet to a spike set in the ground;

Thence, South 33° 22' 00" East, partly by land described in the deed from Norman R. Roy to Timothy W. Gray dated August 21, 2003 and recorded at said Registry in Book 13359, Page 132 and partly by land described in the deed from Lucille I. Bineau to Richard E. Bineau dated July 3, 1995 and recorded at said Registry in Book 7473, Page 184 a distance of 51.49 feet to an iron pipe found driven into the ground;

Thence, North 50° 40' 30" East, by land described in the deed from Clarence T. Belanger to Maurice P. Ridlon et al, dated June 1, 1992 and recorded at said Registry in Book 6319, Page 167, a distance of 42.00 feet to an iron rod with survey cap driven into the ground;

Thence, North 39° 04' 45" West, by remaining land now or formerly of Keith R. Lambert and Shari M. Lambert a distance of 131.11 feet to a P.K. nail set in pavement;

Thence, South 50° 49' 45" West, by said Elm Street, a distance of 37.00 feet to the point of beginning. Containing 4,972 square feet or 0.114 acre.

TOGETHER WITH a right of way in common with others bounded and described as follows:

Beginning at an iron pipe found driven into the ground on the southwesterly side of Forest Street at the northerly corner of said land described in the deed from Clarence T. Belanger to Maurice P. Ridlon et al dated June 1, 1992 recorded at said Registry in Book 6319, Page 167 and shown on the above referenced plan;

Thence, South 50° 40' 30" West, by said land of Ridlon, a distance of 55.00 feet to an iron rod with survey cap driven into the ground;

Thence, North 39° 04' 45" West, by the parcel above-described, a distance of 24.38 feet;

Thence, North 51° 16' 15" East, by a line parallel with and one foot southeasterly of the southeasterly side of the enclosed porch attached to the apartment building situated on the remaining land of said Lambert a distance of 54.53 feet to an iron pipe found driven into the ground;

Thence, South 40° 13' 45" East, by said Forest Street, a distance of 23.81 feet to the point of beginning.

SUBJECT TO a right of way in common with others across the southeasterly end of the above described land; Said right is bounded and described as follows;

Beginning at an iron pipe found driven into the ground on the northeasterly side of said land described in the deed to Richard E. Bineau recorded in said Registry in Book 7473, Page 184 at the southwesterly corner of land described in said deed to Maurice P. Ridlon et al recorded in Book 6319, Page 167;

Thence, North 33° 22' 00" West, partly by said land of Bineau and partly by said land of Timothy W. Gray as described in Book 13359, Page 132, a distance of 51.49 feet to a spike set in the ground;

Thence, North 86° 59' East, across land above-described, a distance of 45.31 feet; Thence, North 51° 16' 15" East, across land above-described, a distance of 0.24 feet;

Thence, South 39° 04' 45" East, by land now or formerly of Keith R. and Shari M. Lambert a distance of 24.38 feet to an iron rod with survey cap driven into the ground;

Thence, South 50° 40' 30" West, by said land of Ridlon, a distance of 42.00 feet to the point of beginning.

The sideline of Elm Street and Forest Street are based on an apparent line as shown on the above referenced plan recorded in Plan Book 43, Page 12.

Reference is made to a "Plan Showing A Boundary Survey Made For Keith R. Lambert & Shari M. Lambert: dated September 13, 2005 made by Dow & Coulombe, Inc. and recorded in said Registry in Plan Book 309, Page 16.

Being the same premises described in a deed from 461-463 Elm Street, LLC to Rocky Beach Two, LLC dated February 28, 2022 and recorded in the York County Registry of Deeds in Book 18964, Page 880.