NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 19704 PG 478**
Instr # 2025024183
07/25/2025 09:32:23 AM
Pages 4 YORK CO

DLN# 2944887

Maine R.E. Transfer Tax Paid

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That Ri Teng Li and Wei Yi Wang, husband and wife, with a mailing address of 349 U.S. Route 1, P.O. Box 2367, Ogunquit, Maine 03907, for consideration paid grant to August Kane Development LLC, a Maine limited liability company, with a mailing address of 284 Pointed Fir Boulevard E, Wells, Maine 04090,

with WARRANTY COVENANTS, the following described Parcel I:

Parcel I:
A certain lot or parcel of land, with the improvements thereon, if any, situated in the Town of Ogunquit, County of York and State of Maine, lying on the Westerly side of U.S. Highway Route Number One, and bounded and described as follows, to wit:

Beginning at an iron pipe driven into the ground on the Northwesterly sideline of said U.S. Highway, Route Number One and at the Southeasterly corner of land that Sturgis S. Taylor, et ux conveyed to Wayne Clark, et ux; thence running South 25 deg. 12' West by and along the Westerly sideline of said U.S. Highway Route Number One, One Hundred (100) Feet to an iron pipe driven in the ground at land now or formerly of Sturgis S. Taylor, et ux; thence turning and running North 69 deg. 22' West by and along land now or formerly of Sturgis S. Taylor, et ux, Two Hundred (200) Feet to an iron pipe driven into the ground at land now or formerly of said Sturgis S. Taylor, et ux; thence turning and running North 25 deg. 12' East by and along land now or formerly of Sturgis S. Taylor, et ux, One Hundred (100) Feet to an iron pipe driven into the ground at the Southwesterly corner of land now or formerly of said Wayne Clark, et ux; thence turning and running South 69 deg. 22' East by and along the Southwesterly sideline of land now or formerly of said Wayne Clark, et ux, Two Hundred (200) Feet to the Northwesterly sideline of said U.S. Highway Route Number One and the place of beginning.

Meaning and intending to describe and convey the same premises conveyed to the within grantors by Warranty Deed of M. F. H. Realty Corp. dated August 5, 1998 and recorded in the York County Registry of Deeds at Book 8982, Page 298.

with QUITCLAIM COVENANTS, the following described Parcel II:

Parcel II:
A certain lot or parcel of land, with the buildings and improvements thereon, if any, situated in Ogunquit, County of York and State of Maine, on the Westerly side of Route One, but not adjacent thereto, more particularly bounded and described as follows:

Commencing at an iron pipe driven into the ground at the Southeasterly corner of the property herein conveyed, being the Southwesterly corner of land now or formerly of Salvatore Marzano, Jr. et al recorded in the York County Registry of Deeds at Book 3912, Page 13; thence running North 68° 35'

14" West 11.32 feet to another iron pipe; thence running North 68° 07' 11" West 75.00 feet to a 1/2" iron pipe found at other land of the grantors; thence running North 21° 04' 26' East 254.12 feet by and along other land of said Lord to an iron pipe set; thence running South 53° 29' 32" East 89.54 feet to an iron rod found; thence running South 21° 04' 26" West 231.41 feet by land now or formerly of the grantees herein as described in said Registry of Deeds at Book 8442, Page 235; land now or formerly of M.F.H. Realty Group as described in said Registry of Deeds at Book 5877, Page 258, and by land now or formerly of said Salvatore Marzano, Jr. to the iron pipe first above described, being the point of beginning.

Subject to the retained right of grantors, their heirs and assigns, to install and maintain a drainage culvert and necessary appurtenant facilities at or about the entranceway to the culvert to be installed under land of grantees pursuant to a Drainage Maintenance Agreement by and between State of Maine, by its Department of Transportation, York Building & Design Center, Inc. and Ocean Heights Homeowners' Association, Inc. dated July 8, 2002 and recorded in the York County Registry of Deeds at Book 11801, Page 330., together with the right to enter upon said premises to maintain such facilities at grantors' expense, provided that in the case of each such entry, the premises will be restored to the condition to which it was found prior to each such entry.

Subject to the right of the grantors, their heirs and assigns, to install and maintain a catch basin, and the right to maintain a storm water detention area, if, when and as required by the Ogunquit Planning Board pursuant to final plan specifications for any approved subdivision of adjacent land of grantors; provided, however, if such final approval is not granted by January 1, 2005, then in that event, the rights and easements set forth in this paragraph shall terminate, provided, however, that if such final approval is not granted by January 1, 2005, then and in that event, the rights set forth in this paragraph shall terminate.

Subject to the right of the grantors, their heirs and assigns, to install and maintain vegetative or structural buffers between the premises herein conveyed and remaining and abutting land of grantors, to the extent that any final subdivision approval requires buffering between the two properties, such buffers to be installed and maintained by grantors, at grantors' expense; provided, however, that if final subdivision approval is not granted by January 1, 2005, then in that event, the rights and easements set forth in this paragraph shall terminate.

Subject to the continued right of grantors, their heirs and assigns, to allow surface drainage to flow in its existing path and pattern (or in a modified path and pattern as determined by the Ogunquit Planning Board) to the drainage culverts above referenced.

Subject to the right of grantors, their heirs and assigns, to install and maintain any other materials or structures required by the Ogunquit Planning Board pursuant to any final plan specifications of the subdivision above referenced.

Meaning and intending to describe and convey the same premises conveyed to the within grantors by Warranty Deed of Donnell H. Lord, Weston E. Lord, Wendy B. Fotter and Ronald M. Fotter dated December 7, 1998 and recorded in the York County Registry of Deeds at Book 9191, Page 16.

with QUITCLAIM COVENANTS, the following described Parcel III and Parcel IV:

Parcel III and Parcel IV:
A certain lot or parcel of land, with the land and buildings thereon, if any, situated on the easterly side of Ocean Heights Lane, Town of Ogunquit, County of York and State of Maine (but not adjacent thereto), and being the revised "Parcel A" delineated on "Revision of Subdivision Plan for Ocean Heights - Lot 4, 84 Ocean Heights Lane, Ogunquit, Maine", prepared by Anderson Livingston, Inc., dated June 8, 2006 and recorded in the York County Registry of Deeds in Plan Book 318, Page 32.

This parcel expressly includes, but is not limited to, the two (2) parcels immediately below described, to wit:

Parcel III: Being that area demarked "Parcel B Land Area to be Conveyed to Ri Teng Li and Wei Yi Wang Map 12 - Lot 13 & Parcel A Area = 4,288 SF", as delineated on the above referenced plan.

Parcel IV: Being that area demarked "Land to be Conveyed to Ri Teng Li & Wei Yi Wang Map 12 - Lot 13
& Parcel A, Area = 952 SF", as delineated on the above referenced plan.

Parcel IV is subject to a certain drainage, sewer and pedestrian easement rights set forth in a certain York Building & Design Center, Inc., Ocean Heights Homeowners' Association, Inc. and Maine Department of Transportation Drainage and Maintenance Agreement dated July 8, 2002 and recorded in the York County Registry of Deeds at Book 11460, Page 72.

Meaning and intending to describe and convey the same premises conveyed to the within grantors by Quitclaim Deed of Robert W. Petro and Laureen M. Petro dated July 25, 2006 and recorded in the York County Registry of Deeds at Book 15120, Page 485.

{signature page(s) to follow}

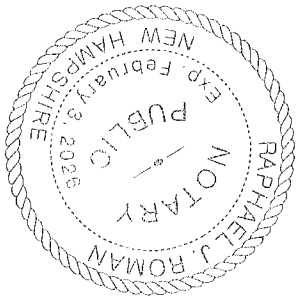
Executed this 24th day of July, 2025

Ri Teng Li

Wei Yi Wang

State of New Hampshire
County of Hillsborough

On this 24th day of July, 2025, before me, the undersigned officer, personally appeared the above-named Ri Teng Li and Wei Yi Wang, known to me or satisfactory proven to be the persons whose names are subscribed to the foregoing Warranty Deed, and acknowledged that they executed the same for the purposes therein contained as their voluntary act and deed.



Notary Public/Justice of Peace
My Commission Expires: