MAINE REAL ESTATE TAX-Paid

WARRANTY DEED

DLN: 1002240213318

KNOW ALL PERSONS BY THESE PRESENTS, THAT **Peter J. Wells** of Standish, State of Maine, for valuable consideration paid, the receipt and sufficiency whereof is hereby acknowledged, hereby GRANT(S) unto **Bailey S. Anastasoff,** having a mailing address of 271 Broadturn Road, Scarborough, ME 04074-9153, with WARRANTY COVENANTS, the land with any buildings thereon, situated in Standish, County of Cumberland and State of Maine, described as follows:

PROPERTY DESCRIBED IN "EXHIBIT A"
ATTACHED HERETO AND MADE A PART HEREOF

Meaning and intending to convey the same premises conveyed to Peter J. Wells by virtue of a deed from Andrew G. Houghton and Angela P. Houghton f/k/a Angela Pierce dated January 12, 2018 and recorded in the Cumberland County Registry of Deeds in Book 34595, Page 335.

Witness my/our hand(s) and seal(s) this ___ day of October, 2022.

Witness

Peter J. Wells

State of Maine
County of Cumberland

October 7, 2022

Personally appeared before me the above named **Peter J. Wells** and acknowledged the foregoing instrument to be his/her/their free act and deed.

Before me,

Notary Public / Attorney at Law
Printed Name:_____
My Comm. Exp:_____

GALENA W. SCHELLING
Notary Public-Maine
My Commission Expires
December 15, 2028

EXHIBIT A

That certain lot or parcel of land, with any improvements thereon, located at 41 Saco Road, Standish, Cumberland County, State of Maine as more fully described as follows:

PARCEL ONE:

A certain lot or parcel of land, with the buildings thereon, situated in the Town of Standish, County of Cumberland and State of Maine, and being Lot No. 2 on the Plan of Saco Road Acres prepared for "Homes Unlimited, Inc." by E.A. Saunders, dated March 20, 1973 and recorded in the Cumberland County Registry of Deeds in Plan Book 94, Page 40, bounded and described as follows:

Beginning at an iron pipe driven in the ground on the westerly side of said Saco Road at the southeasterly corner of Lot No. 3 on said plan and at the northeasterly corner of the lot herein being conveyed; said pipe being located two hundred (200) feet northerly from a larger boulder at the corner of the stone wall and land of the Higgins heirs; thence South 88° West along the southerly sideline of Lot No. 3 on said Plan two hundred twenty-five (225) feet to an iron pipe driven in the ground at the southwesterly corner of Lot No. 3 on said plan; thence South 02° East one hundred seventy-two (172) feet to the northwesterly corner of Lot No. 1 on said plan; thence North 74° East two hundred thirty-six (236) feet along the northerly sideline of Lot No. 1 on said plan to the westerly sideline of said Saco Road and the northeasterly corner of Lot No. 1 on said plan; thence North 02° West one hundred (100) feet along the westerly sideline of said Saco Road to the point of beginning.

PARCEL TWO:

A certain lot or parcel land, with the buildings thereon, situated on the westerly side of the Saco Road, in the Town of Standish, County of Cumberland and State of Maine, being more particularly described as follows:

Beginning at a point found along the boundary line between Lots No. 1 & 2 as shown on a plan entitled "Plan of Saco Acres made for Homes Unlimited, Inc." by E.A. Saunders, dated March 20, 1973 and recorded in the Cumberland County Registry of Deeds in Plan Book 94, Page 40, said Lot No. 1 also described as the land now or formerly of Katrina Lampron as described in Book 11876, Page 232 recorded in the Cumberland County Registry of Deeds, said Lot No. 2 also described as the land now or formerly of JoAnn Pawlowski as described in Book 16914, Page 272 also recorded in the aforementioned Registry of Deeds. Said point of beginning being located on the common boundary line between Lots No. 1 & 2, South 76° 50' 10" West, a distance of 189.85 feet from the above mentioned lot corner of Lots No. 1 & 2 where they coincide with the westerly sideline of the aforementioned Saco Road; thence through the aforementioned land now or formerly of Katrina Lampron, South 01° 58' 21" West a distance of 70.86 feet; thence continuing through the aforementioned Lampron land, South 76° 48' 59" West, a distance of 46.94 feet to the land now or formerly of Arnold Brown's as described in Book 3447, Page 17 recorded in the aforementioned Registry; thence along the land now or formerly of Brown, North 01° 58' 21" East a distance of 70.87 feet to land now or formerly of the

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aforementioned JoAnn Pawlowski; thence along the land of the aforementioned Pawlowski, North 76° 50' 10" East a distance of 46.93 feet to the point of beginning.

Containing 3210.4 square feet or 0.07 acres.

Excepting and reserving a certain lot or parcel land described in a deed from JoAnn Pawlowski to Katrina J. Lampron dated June 21, 2004 recorded in said Registry of Deeds in Book 21447, Page 164.

The premises are conveyed together with and subject to any and all easements, restrictions, privileges, and appurtenances of record, insofar as the same are in force and applicable.