Bk 17430 Pg113 #5324
03-10-2025 @ 11:38a

NOT AN OFFICIAL COPY

WARRANTY DEED

Kyle G. Johnson and Erin L. Johnson of Bangor, Penobscot County, Maine, for consideration paid, grant(s) to Cameron R. Cota and Delaney G. Leach of Bangor, Penobscot County, Maine (whose mailing address is 1217 Stillwater Avenue, Bangor, ME 04401) with Warranty Covenants, as Joint Tenants with Rights of Survivorship the following described real estate:

See "Exhibit A" Attached

For grantors' source of title, reference may be had to a deed from Andrew E. Ball, Sr. to the grantor(s) herein, dated October 5, 2020, recorded in Penobscot Registry of Deeds, Book 15727, Page 322.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness my/our hand(s) and seal(s) this 7th day of March, 2025.

WITNESS:

Kyle G. Johnson

Erin L. Johnson

STATE OF MAINE
Penobscot, ss

March 7, 2025

Then personally appeared the above named Kyle G. Johnson and Erin L. Johnson and acknowledged the foregoing instrument to be his/her free act and deed.

Before me,

Notary Public/Justice of the Peace
Commission Expiration: Amber L. Cobb
Notary Public, State of Maine
My Commission Expires April 26, 2028

File No.: 2025-537

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"Exhibit A"

A certain lot or parcel of land with the buildings thereon, situated in Bangor, Penobscot County, Maine, bounded and described as follows:

Beginning on the southeast side of Stillwater Avenue sixty feet southwesterly from a monument located at the southwesterly intersection of said Stillwater Avenue with the Chase Road; thence running sixty-six feet southwesterly on said Stillwater Avenue; thence running twenty-four feet in a southeasterly direction to a point; thence running sixty-six feet northeasterly to a point; thence running twenty-four feet northwesterly to the point begun at.

Also, a certain lot or parcel of land, situated in said Bangor, and bounded described as follows:

Beginning on the southeast side of Stillwater Avenue sixty (60) feet southwesterly from a monument located at the southwest intersection of said Stillwater Avenue with the Chase Road; thence running sixty (60) feet northeasterly on said Stillwater Avenue to said intersection; thence running southeasterly one hundred twenty-five (125) feet on said Chase Road to an iron rod in the ground; thence southwesterly and parallel with Stillwater Avenue one hundred twenty-six (126) feet to an iron post; thence in a northwesterly direction and parallel with said Chase Road one hundred one (101) feet, more or less, to the most southerly corner of a certain lot of land conveyed to Peter A. Martin by John Violette by deed dated July 27, 1956, recorded in Penobscot Registry of Deeds in Volume 1543, Page 26; thence northeasterly along said lot so conveyed to said Martin sixty-six (66) feet to the most easterly corner thereof; thence northwesterly along the northeasterly side of said lot so conveyed to said Martin twenty-four (24) feet to the point of beginning.

Maine Real Estate Transfer Tax Paid
SUSAN F. BULAY, REGISTER
PENOBSCOT COUNTY MAINE E-RECORDED