

Prepared by and return to:

Amanda Brown

Gateway Title of Maine, a Div of Liberty Title & Esc Co, LLC

165 Longview Drive

Bangor, ME 04401

File Number: TME18010173B

(Space Above This Line For Recording Data)

Warranty Deed

DLN: 1001840040511

James E. Cassidy and Rita M. Cassidy, both of **Harpswell**, County of **Androscoggin** and State of **Maine** FOR CONSIDERATION PAID, grant to **Kathy Rogers**, of **Windham**, County of **Cumberland** and State of **Maine** as with WARRANTY COVENANTS, the following described real property located in **Harpswell**, County of **Cumberland** and State of **Maine**, being bounded and described as follows, to wit:

A certain lot or parcel of land, with the buildings thereon, situated in the Town of Harpswell, County of Cumberland and State of Maine, consisting of a portion of Lot #35 and of a portion of Lot #36 as shown on Plan entitled, 'Lot Layout, Framingham By The Sea, Section A, for Framingham Realty Company, Inc., Great Island, Harpswell, Maine' dated July 26, 1960, prepared by Wright & Pierce, Civil Engineers, Topsham, Maine, and recorded in the Cumberland County Registry of Deeds in Plan Book 54, Page 10, to which Plan with its record reference is hereby made for a further and more complete description.

Said parcel is more particularly bounded and described as follows:

Beginning at a point in the westerly boundary thereof, said boundary being also the easterly boundary of a roadway shown on said Plan, and said point of beginning being the northwesterly corner of Lot #35 as shown on said Plan, and the southwesterly corner of Lot #36 as shown thereon; thence southerly by the easterly boundary of said roadway, being a curve to the right having a radius of seventy (70) feet, a distance by said curve of forty-four (44) feet; thence South 40° 30' West, still by the easterly line of said roadway, fifteen and thirty-eight hundredths (15.38) feet to an iron pipe in the ground; thence South 69° 30' East ninety-six (96) feet, more or less, to the shore of Rich Cove as shown on said Plan; thence northerly by the shore of Rich Cove fifty-five (55) feet, more or less, to the northeasterly corner of Lot #35 as shown on said Plan, being also the southeasterly corner of Lot #36 as shown on said Plan; thence continuing northerly by the shore of Rich Cove forty (40) feet, more or less, to another pipe; thence North 69°30' West one hundred five (105) feet, more or less, to another iron pipe in the easterly boundary of the roadway first mentioned above; thence southerly by the easterly boundary of said roadway, being a curve to the right, having a radius of seventy (70) feet, a distance by said curve of thirty-four (34) feet, to the point of beginning.

Excepting from the above described premises, if any, excluded by reason of a certain deed from Harpswell by the Sea, Inc., to Lorrimer M. Schmidt et al dated July 8, 1966 and recorded in the Cumberland County Registry of Deeds in Book 2974, Page 491.

Also conveying all rights of the Grantors herein to use the water system installed by said Harpswell by the Sea, Inc., to provide a water supply to the above described premises.

The above described premises as conveyed subject to all restrictions contained in a deed from Harpswell By The Sea, Inc. to Lawrence L. Peabbles et al dated August 30, 1971 and recorded in said Registry of Deeds in Book 3221, Page 161, except the option to repurchase the premises contained in Paragraph 9 of said deed, which said option has been waived by Harpswell By The Sea, Inc., by a Waiver of Option duly recorded, Book 3761, Page 236.

Subject to a Boundary Line Agreement by and between Robert L. Coombs and Josephine F. Coombs and James E. Cassidy and Rita M. Cassidy, dated August 12, 2008 and recorded in Book 26301 Page 234, Cumberland County Registry of Deeds.

MAINE REAL ESTATE TAX PAID

Subject to an Agreement by and between the Department of Health and Human Services and James Cassidy, dated August 28, 2018 and recorded in Book 35104 Page 72, Cumberland County Registry of Deeds.

Being the same premises as described in the deed from James C. Mullins and Barbara L. Mullins to James E. Cassidy and Rita M. Cassidy, dated May 19, 1997 and recorded in Cumberland County Registry of Deeds in Book 13091, Page 261.

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

WITNESS our hands and seals this 4th day of October, 2018.

[Signature]
[Signature]

[Signature]
JAMES E. CASSIDY
[Signature]
RITA M. CASSIDY

STATE OF MAINE
CUMBERLAND, ss

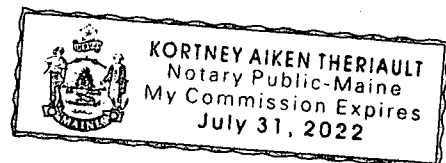
October 4, 2018

Personally appeared the above named James E. Cassidy and Rita M. Cassidy and acknowledged the foregoing instrument to be their free act and deed.

Before me,

[Signature]
Notary Public

(Print Name and Affix Seal)



Received
Recorded Register of Deeds
Oct 09, 2018 09:52:19A
Cumberland County
Nancy A. Lane