Return to:

NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 19354 PG 483**
Instr # 2023037945
12/01/2023 08:14:22 AM
Pages 2 YORK CO

DLN: 1002340257730

WARRANTY DEED

KNOW ALL BY THESE PRESENTS, that **Bristol Pointe, LLC,** a Maine limited liability company, with a mailing address of PO Box 840, Exeter, NH 03833 for consideration paid, hereby grant to **Graystone Builders, Inc.,** a Maine corporation of 764 US Route 1, Suite 11, York, ME 03909, with WARRANTY COVENANTS, the following described premises:

Maine R.E. Transfer Tax Paid

A certain parcel of land, together with the buildings and improvements thereon, situated in York, in the County of York, and State of Maine, on York Street and more particularly bounded and described as follows:

Beginning at a hub on the northeasterly side of York Street at the land now or formerly of Alexander W. Magosci; thence turning and proceeding N 49° 16' 38" E a distance of 215.50 feet, more or less, to a hub at the land now or formerly of Parsons Realty Co., Inc.; thence turning and proceeding S 45° 20' 35" E a distance of 133.00 feet, more or less, to land now or formerly of Walter E. Webster, III; thence turning and proceeding S 49° 15' 50" W a distance of 128.96 feet, more or less, along the land of Webster to an iron pipe at the land now or formerly of Hazel G. Messer; thence turning and proceeding N 42° 10' 00" W a distance of 59 feet, more or less, to an iron pipe marking the northerly corner of the land now or formerly of Messer; thence turning and proceeding along the land of said Messer S 49° 39' 24" W a distance of 44.66 feet, more or less, to an iron pipe; thence turning and proceeding N 40° 20' 36" W a distance of 5 feet, more or less, to an iron pipe; thence turning and proceeding along land now or formerly of Messer S 49° 39' 24" W a distance of 55 feet, more or less, to an iron pipe on the northeasterly side of York Street; thence turning and proceeding N 37° 25' 00" W a distance of 68.00 feet, more or less, to the point begun at.

The above described premises is benefited by a sewer line easement given by Parsons Realty Company, Inc. to Richard L. Bergeron and Alice C. Bergeron by instrument dated May 18, 1963 and recorded at the York County Registry of Deeds in Book 1549, Page 9.

Said premises is also subject to a drainage easement located on the northwesterly sideline of the land herein conveyed adjacent to the land now or formerly of Magosci as more particularly set forth in instrument from Richard L. Bergeron and Alice C. Bergeron to State of Maine - State

Highway Commission dated November 8, 1963 and recorded at York County Registry of Deeds in Book 1579, Page 191 and shown on plan recorded at said Registry in Plan Book 37, Page 18.

The above described parcel is shown on the plan entitled "Plan Showing Land of Wesley B. & Esther M. Austin, Hazel G. Messer & Richard L. & Alice C. Bergeron" dated August 1973 and drawn by Plato C. Houliares, Registered Land Surveyors, York, Maine, File No. 4042, Plan No. 8-70-73 and recorded at the York County Registry of Deeds in Plan Book 65, Page 29.

Said premises is also subject to an easement from Bristol Pointe, LLC to Bristol Pointe Condominium Owners Association, by instrument dated September 26, 2022 and recorded in York County Registry of Deeds at Book 19124 Page 54.

Meaning and intending to convey the same premises conveyed to the Grantor by deed of Andy Qing Wang and Wendy Chan dated November 17, 2020 and recorded in the York County Registry of Deeds at Book 18457, Page 117.

Signed this 30 day of November, 2023.

BRISTOL POINTE, LLC

By: David W. Lauze, as Manager

STATE OF Maine
COUNTY OF York

On this, the 30 day of November, 2023, before me, the undersigned Officer, personally appeared David W. Lauze, in his capacity of Manger of Bristol Pointe, LLC, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same for the purposes set forth therein.

Faith A Seedner
Justice of the Peace/Notary Public
My commission expires: 06.30.2028

FAITH I. SEEDNER
My Commission Expires
NOTARY PUBLIC