ORR BK 15161 Page 292 INSTR#: 2024019855
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BK15161 PGS 292 - 293 09/17/2024 09:30:00 AM
INSTR#: 2024019855 ATTEST: MATTHEW BOUCHER
RECEIVED KENNEBEC SS REGISTER OF DEEDS
eRecorded Document

MAINE REAL ESTATE TRANSFER TAX PAID

WARRANTY DEED

DLN# 10024402878

D. V. Enterprises, LLC, a Maine limited liability Company with a principal place of business at 587 Garland Road, Winslow, Maine 04901, for consideration paid, GRANTS to Scott Baxter, with an address of 9 Crane Crossing, Unit 4-2, Plaistow, New Hampshire 03865, with **WARRANTY COVENANTS**, the following described real estate situated in Waterville, Kennebec County, State of Maine:

See Attached Exhibit A

Being the same premises described in a deed from Frank M. Ojeda and Noelle C. Ojeda dated December 1, 2023 and recorded at the Kennebec County Registry of Deeds in Book 14932, Page 88.

WITNESS my hand and seal this 13 day of September, 2024.

Della B. Cole

D. V. Enterprises, LLC
Member: Christopher A. Dawe
Member: Garth J. Vdoviak, Jr.

STATE OF Maine
COUNTY OF Kennebec, ss September 13, 2024

Personally appeared the above named Christopher A. Dawe and Garth J. Vdoviak, Jr. and acknowledged the foregoing instrument to be their free act and deed and free act and deed in their said capacity as members of D. V. Enterprises, LLC.

Before me,

Della B. Cole
Notary Public
Della B. Cole
(Print Name and Affix Seal)

DELLA B. COLE
Notary Public, State of Maine
My Commission Expires Nov. 12, 2029

SB

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EXHIBIT A DEED

Order No.: ME24037850W

A certain lot or parcel of land with the buildings thereon; situated in Waterville in the County of Kennebec and State of Maine, bounded and described as follows:

Beginning at a point in the northerly line of Redington Street, seventy (70) feet westerly from the west line of Water Street, measured in said north line of Redington Street; thence northerly at right angles with said north line and in a line parallel to the westerly line of said Water Street and distant therefrom seventy (70) feet in a westerly direction sixty (60) feet; thence in a northwesterly direction fifty and sixty hundredths (50.60) feet to a stake set in the ground; thence southerly and parallel with the west line of said Water Street sixty-seven and fourteen hundredths (67.14) feet to the north line of Redington Street; thence easterly in said north line of Redington Street fifty (50) feet to the point of beginning.

Also another certain lot or parcel of land situated in said Waterville, aforesaid, bounded and described as follows:

Beginning at the southeasterly corner of the second described lot or parcel of land described in deed of Joseph Bourque Jr., and Augustus S. Burke to Gedeon Montminy, dated September 9, 1914, and recorded in the Kennebec County Registry of Deeds in Book 540, Page 261; thence running northerly one foot in and along the easterly line of said parcel so conveyed to Gedeon Montminy by said Joseph Bourque, Jr., et al, dated September 9, 1914, recorded in said Book 540, Page 261; thence running in a westerly and southwesterly direction in a straight and direct line to the southwesterly corner of land conveyed by said deed of Joseph Bourque Jr. et al (said southwesterly corner being that of the first described parcel of land described in said Deed, September 9, 1914) and also said corner last mentioned being the northwesterly corner of the first parcel above described; thence running westerly in and along the southerly line of the parcels of land conveyed to Gedeon Montminy by said Deed of Joseph Bourque, Jr., et al to the point of beginning.

The above is a triangular parcel of land having a boundary of one foot on its easterly side and is located and situated next northerly and adjoining the first parcel of land described.

SB