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NANCY E HAMMOND, REGISTER OF DEEDS
Bk 18863 PG 185
Instr # 2021065214
11/08/2021 09:50:17 AM
Pages 4 YORK CO

TRUSTEE'S DEED

DLN: _____

CRAIG G. COFFIN, not individually but solely in his capacity as **Successor Trustee** of the **POOL STREET REALTY TRUST** under Declaration of Trust dated August 21, 1992, as amended, having a mailing address c/o First Atlantic Healthcare, 100 Waterman Drive, Suite 401, South Portland, Maine 04106, by the power conferred by law, and every other power, grants to **SHAWN BROWN** and **LEE-MARIE BROWN** with a mailing address of 5 Buckthorn Circle, Saco, Maine 04072 as joint tenants, the land, with any improvements thereon, located in Biddeford, York County, Maine more particularly described in Exhibit A attached hereto and made a part hereof.

Maine R.E. Transfer Tax Paid

I hereby covenant that I am the current Trustee of the Trust; that said Trust is still in full force and effect; that I have the power thereunder to convey as aforesaid; and that, in the making of this conveyance, I have, in all respects, acted pursuant to the authority vested in and granted to me therein.

Signature Page Follows

Ingraham Title Company
705 Portland Road
Saco, ME 04072

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WITNESS my hand and seal this ~~25th~~ 29th day of October 2021

WITNESS:

_____

By Craig G. Coffin, Successor
Trustee of Pool Street Realty Trust
duly authorized

STATE OF MAINE

COUNTY OF YORK Oct 29 2021

Personally appeared the above-named Craig G. Coffin, Successor Trustee of Pool Street Realty Trust and acknowledged before me the foregoing instrument to be his free act in his said capacity.

Before me,

_____

Notary Public/Attorney-at-Law
Print Name: Kimbaly A. Phinney
Commission Expires: 11/09/22
(Affix Notarial Seal)

SEAL

Initial Initial

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EXHIBIT A

A certain lot or parcel of land situated in Biddeford, Maine and lying on the northeasterly side of Pool St: and being further bounded and described as follows:

BEGINNING at an iron pipe driven into the ground on the northeasterly side of Pool Street, a/k/a Pool Road, said pipe being in the center of a brook and at the land now or formerly of Robert Hunter; thence running S 40° 30' 12" E by and along the northeasterly side of Pool Street 590 feet, more or less, to a point and other land which Perspective Associates conveyed to Henry A. Tartre by deed dated November 6, 1987 recorded in the York County Registry of Deeds in Book 4521, Page 1; thence turning a running by and along the land now or formerly of said Henry Tartre by the following courses and distances: N 32° 36" E 396.65 feet to a point; N 01° 38' 56" E 109.49 feet to a point; N 22° 57' 28" E 41.95 feet to a point; N 68° 58' 31" E 109.04 feet a point; N 67° 24' 39" E 79.64 feet to a point; N 30° 37' 03" E 62.69 feet to a point; N 38° 20' 06" E 103.76 feet; N 04° 01' 03" W 48.64 feet to a point; N 85° 58' 57" E 10 feet to a point and the Saco River; thence running northerly and northwesterly by the Saco River to said brook; thence running southerly and southwesterly by said brook to the point of beginning.

The courses and distances are derived from a plan entitled "Tartre Realty Subdivision Plan of Land To-Be Conveyed by Perspective Associates, Pool Street, Biddeford, Maine," dated September 26, 1986 and recorded in the York County Registry of Deeds in Plan Book 156, Page 27.

The above-described premise is subject to a 50 foot right of way for the purpose of access by foot or motor vehicle and for utilities to and from the abutting parcel now or formerly of Henry Tartre and Pool Street. Said easement is bounded and described as follows:

BEGINNNING at the southerly most corner of the above-described property at the northeasterly sideline of Pool Street and the westerly corner of the land now or formerly of Henry Tartre; thence running northwesterly by and along the northeasterly sideline of Pool Street 51.47 feet to a point; thence running N 32° 36' 36" E 137.80 feet to a point; thence running S 57° 23' 24" E 50.00 feet to a point and the westerly sideline of the land now or formerly of said Tartre; thence running S 32° 36' 36" W 150.00 feet to the westerly sideline of Pool Street and the point of beginning.

The above-described premise is further subject to a water line easement 15 feet in width for the purpose of installation, repair and maintenance of a water line. Said easement is further bounded and described as follows:

BEGINNING at a point 97 feet, more or less, from the southerly most corner of the above described lot and approximately 97 feet, more or less, from the most westerly corner of said lot now or formerly of Henry Tartre; thence N 62° 44' 17" W, 218.25 feet to a point; thence N 27° 15' 43" E 15.00 feet to a point; thence S 62° 44' 17" E, 219.6 feet to the westerly line of land of Henry Tartre; thence S 32° 36' 36 W, 15.07 feet just to the point of beginning.

Also, right of access easement to and from the Saco River for purpose of accessing boat moorings for personal use said easement shall run with the land.

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The above-described premise is further subject to a 25 foot wide access easement for foot or vehicle access, which easement is further bounded and described as follows:

BEGINNING at a point, said point being the most northerly corner of above described 50 foot right of way easement; thence N 32° 36' 36" E, 130.00 feet to a point; thence along a curve concaved to the west having a radius of 162.50 feet, a distance of 158.82 feet to a point; thence N 23° 23' 24" W 85.00 feet to a point; thence N 66° 36' 36" E, 25.00 feet to a point; thence S 23° 23' 24" E, 85.00 feet to a point; thence along a curve concave westerly having a radius of 187.50 feet, a distance of 183.26 feet to a point; thence S 32° 36' 36" W 130.00 feet to the northerly line of above described 50 foot right of way access easement; thence N 57° 23' 24" W, 25.00 fee to the point of beginning.

The above-described premise is conveyed together with a 25.00 wide easement to construct, maintain, operate, repair and replace a sanitary sewer discharge pipe and appurtenant structure over the property now of formerly of Henry Tartre. The centerline of said easement shall be located along the existing discharge pipe which is shown and delineated on the above noted plan.

This easement is conveyed together with the right to go upon the adjoining land now or formerly of Henry Tartre and the right to cut trees, brush, bushes, shrubs, remove roots and earth and to do any other work necessary to construct, maintain, operate, repair or replace the existing sewer line, discharge pipe and related structures.

For source of title, reference is made to a deed from Daniel D. Sowerby as Trustee of the Riverwood Realty Trust to Daniel W. Hourihan in his capacity as Trustee of Pool Street Realty Trust dated August 21, 1992 and recorded in the York County Registry of Deeds in Book 6222, Page 13. Additional reference is made to an amendment to Pool Street Realty Trust dated December 10, 1997 and recorded in said Registry in Book 8850, Page 224, wherein Daniel W. Hourihan was removed as Trustee of the Trust and Craig G. Coffin appointed as his Successor.

Initial Initial