Bk 9811 Pg131 #4888
03-30-2018 @ 12:32p

NOT AN OFFICIAL COPY
NOT AN OFFICIAL COPY
NOT AN OFFICIAL COPY
NOT AN OFFICIAL COPY

DLN 1001840023833

MAINE SHORT FORM WARRANTY DEED

MSH, LLC, a Maine limited liability company, with a place of business in Auburn, Androscoggin County, Maine, for consideration paid, grants to **CARYN A. BROWN**, whose mailing address is 152 McKeen Street, Unit D21, Brunswick, Maine 04011, with **WARRANTY COVENANTS**, a certain lot or parcel of land, with any buildings thereon, situated in Lisbon, County of Androscoggin, and State of Maine, being further described in the attached Exhibit A.

The premises are conveyed subject to any easements and restrictions of record, and this deed includes all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

IN WITNESS WHEREOF, MSH, LLC has caused this instrument to be executed in its corporate name and on its behalf by Mark W. Turner, in his capacity as Member, thereunto duly authorized, this 30th day of March, 2018.

Witness

MSH, LLC
By: _____
Printed Name: Mark W. Turner
Capacity: Member

STATE OF MAINE
COUNTY OF ANDROSCOGGIN, SS.

Then personally appeared the above-named Mark W. Turner, in his capacity as Member, known to me, this 30th day of March, 2018 and acknowledged before me the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of MSH, LLC.

Notary Public/Attorney at Law
Name: Christine V. Dubois
My commission expires: _____

CHRISTINE V. DUBOIS
NOTARY PUBLIC, STATE OF MAINE
MY COMMISSION EXPIRES
APRIL 15, 2019

O:\Androtc\WPDOCS\DIANET\- 2017\1800\17-1826 - DEED.doc

NOT AN OFFICIAL

EXHIBIT A

42 Frost Hill Avenue, Lisbon, Maine

NOT AN OFFICIAL DOCUMENT

A certain lot or parcel of land, together with any buildings or improvements thereon, located in Lisbon Falls, County of Androscoggin and State of Maine, being more particularly described as follows:

Beginning at a point marked by an iron pin in the ground on the westerly sideline of Frost Hill Avenue, which point is the northern most corner of land now or formerly of Vivian Violette, and which point is two hundred fourteen (214) feet northerly from the northeasterly corner of land of Hillman Rodzen;

Thence in a northerly direction along the westerly sideline of Frost Hill Avenue a distance of one hundred (100) feet to an iron stake in the ground;

Thence South 61° West for a distance of two hundred (200) feet, more or less, to an iron pin in the ground;

Thence South 45° West for a distance of seventy-three (73) feet to an iron pin in the ground at the line of land now or formerly of Vivian Violette;

Thence South 44° East for a distance of one hundred ten (110) feet along the line of land now or formerly of Vivian Violette to an iron stake in the ground to a corner in the line of land of Vivian Violette;

Thence North 41° East for a distance of one hundred thirty-seven and nine tenths (137.9) feet along the line of land of Vivian Violette to an iron stake in the ground;

Thence in an easterly direction for a distance of sixty-eighty (68) feet, more or less, to the point of beginning.

FOR SOURCE OF TITLE reference is made to a corrective release deed from Roland R. Doyon and Debra Ann Doyon to Larochelle Properties, LLC dated February 18, 2015 and recorded in the Androscoggin County Registry of Deeds in Book 9088, Page 304 (being a portion thereof). Reference is further made to a municipal quitclaim deed from the Inhabitants of the Town of Lisbon to Larochelle Properties, LLC dated December 30, 2010 and recorded in said Registry of Deeds in Book 8095, Page 297.

Reference is further made to a deed from Larochelle Properties, LLC to MSH, LLC dated January 9, 2018 and recorded in the Androscoggin County Registry of Deeds in Book 9765, Page 175.

Maine Real Estate Transfer Tax Paid
TINA M. CHOUINARD, REGISTER
ANDROSCOGGIN COUNTY MAINE E-RECORDED