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NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 19720 PG 274**
Instr # 2025027955
08/15/2025 01:55:12 PM
Pages 2 YORK CO

DLN: 3089752

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that **RICHARD P. POTVIN, II** and **ANGELIQUE L. POTVIN**, of Biddeford, County of York and State of Maine, for consideration paid, grant to **TRUC MAI NGUYEN-DEVER** and **JARED DEVER**, whose mailing address is 6218 212th Drive SE, Snohomish, WA 98290, as joint tenants, with Warranty Covenants, the following described real estate situated in the City of Biddeford, County of York, and State of Maine:

SEE EXHIBIT "A" ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE

Being the same premises conveyed to Grantors by deed of Vacation Properties, Inc., dated June 8, 2020 and recorded in the York County Registry of Deeds in Book 18270, Page 553.

WITNESS my hand and seal, this 15th day of August 2025.

Signed, sealed and delivered
in the presence of

_____

_____

Richard P. Potvin, II

Angelique L. Potvin

State of Maine
County of York, ss August 15, 2025

Personally appeared Richard P. Potvin, II and Angelique L. Potvin and acknowledged the foregoing instrument to be their free act and deed.

MEAGAN J SMITH
Notary Public - Maine
My Commission Expires
10/10/2030

Notary Public/Attorney at Law

Print Name: _____

My Commission Expires: _____

Maine R.E. Transfer Tax Paid

DS Initial

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EXHIBIT A

A certain lot or parcel of land lying on the southwesterly sideline of the Wadlin Road in the City of Biddeford, the County of York in the State of Maine being a portion of Lot 3 as shown on plan entitled "A DIVISION OF LAND FOR HEATHER WILSON ON WADLIN ROAD IN BIDDEFORD, MAINE" dated January 2, 2010 by John E. Perry Jr. PLS #2127 being more particularly described as follows:

Beginning at a found #5 rebar with cap marked John Perry Jr. PLS# 2127 as shown on said plan point lying on the said sideline of the Wadlin Road said point marking the southerly corner of lot 3 on said plan said point also marking the easterly corner of Lot 2 and now or formerly of Clement.

Thence, N14°59'20"W along said sideline of the Wadlin Road for a distance of two hundred one and zero hundredths (201.00') feet, to a set #5 rebar with cap marked John E. Perry Jr. PLS #2127 and land now or formerly of Heather L. Wilson-Labbe.

Thence, S68°49'14"W along said land of Wilson-Labbe for a distance of four hundred sixty-seven and eighty-one hundredths (467.81') feet, to a #5 rebar with cap marked John Perry Jr. PLS# 2127 as shown on said plan.

Thence, S40°51'12"E along said land of Clement and lot 2 for a distance of seventy-five and fifty hundredths (75.50') feet, to a found #5 rebar with cap marked John Perry Jr. PLS #2127 as shown on said plan.

Thence, S85°21'50"E along said land of Wilson-Labbe and lot 2 for a distance of one hundred four and ninety-three hundredths (104.93') feet, to a #5 rebar with cap marked John Perry Jr. PLS# 2127 as shown on said plan.

Thence, N23°43'09"E along said land of Clement and lot 2 for a distance of forty-eight and twenty-four hundredths (48.24') feet, to a found #5 rebar with cap marked John Perry Jr. PLS #2127 as shown on said plan.

Thence, N74°03'23"E along said land of Clement and lot 2 for a distance of thirty-four and eighty-nine hundredths (34.89') feet, to a found #5 rebar with cap marked John Perry Jr. PLS #2127 as shown on said plan.

Thence, S83°01'17"E along said land of Clement and lot 2 for a distance of two hundred fifteen and zero hundredths (215.00') feet, to a found #5 rebar with cap marked John Perry Jr. PLS #2127 as shown on said plan.

Thence, N79°18'24"E along said land of Clement and lot 2 for a distance of sixty-nine and six hundredths (69.06') feet, to the point of beginning.

DS Initial