Authentisign ID: 57032FBB-2FBD-F111-A6A9-000D3A4FF82A

NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 19342 PG 896**
Instr # 2023035504
11/07/2023 02:40:03 PM
Pages 2 YORK CO

DLN#1002340255523

WARRANTY DEED

Maine Statutory Short Form

The Driftwood House, LLC, a Maine Limited Liability Company, having an address of 66 Kayla Drive, Candia, NH 03034, for consideration paid, grant to **Casagrande Properties, LLC,** a Maine Limited Liability Company, having an address of 80 Park Road, Windham, ME 04062, with **WARRANTY COVENANTS,** a certain lot or parcel of land in Old Orchard Beach, County of York, and State of Maine, bounded and described as follows:

Maine R.E. Transfer Tax Paid

A certain lot or parcel of land, together with the buildings thereon, situated in the Town of Old Orchard Beach, County of York and State of Maine, on the Easterly side of East Grand Avenue, bounded and described as follows:

Beginning at a point on the Easterly side of said Avenue where Roussin Street enters said Avenue; thence Easterly by said Roussin Street thirty-five (35) feet to land now or formerly of Alphone Lachance; thence at a right angle Northerly by said land of Lachance fifty (50) feet to remaining land of Sherry's Place, LLC; thence by remaining land of Sherry's Place, LLC to said Avenue; thence at a right angle along said Avenue Southerly fifty (50) feet to the point of beginning, being a part of lot numbered eighty-one (81) according to Plan of Lane and Cleaves recorded in York Registry of Deeds in Plan Book 4, Page 7.

TOGETHER WITH a perpetual easement, in common with Sherry's Place, LLC, its successors and assigns, on and over a strip of land, five feet in width, beginning at the easterly side of said Avenue and northerly corner of the above-described premises; thence running southeasterly along remaining land of Sherry's Place, LLC, thirty-five (35) feet to a point; thence turning at a right angle and running northeasterly five (5) feet to a point; thence northwesterly on a line that is parallel to and maintaining a distance of five (5) feet from the first described line, thirty-five (35) feet, more or less, to a point on the easterly side of said Avenue; thence southwesterly, along the easterly side of said Avenue, five (5) feet to the point of beginning. The forgoing easement is to allow for the overhang of the existing buildings on the premises conveyed herein to remain as it now exists, and includes the right of Grantee, their heirs, successors and assigns, to enter the easement area with persons, machinery and equipment for the purposes of performing maintenance on the buildings and other improvements situated on the premises conveyed herein.

Being the same premises conveyed to The Driftwood House, LLC, by virtue of a deed from Sunita S. Bicchieri and Wayne S. Bicchieri, Trustees of The Bicchieri Family Revocable Trust dated May 5, 2022 and recorded in the York County Registry of Deeds in Book 19021, Page 61.

Authentisign ID: 57032FBB-2FBD-F111-A6A9-000D3A4FF82A

MC

IN WITNESS WHEREOF, The Driftwood House, LLC, has caused this instrument to be signed in its name and behalf by Sunita S. Bicchieri and Wayne S. Bicchieri, its Managers, thereunto duly authorized, this 6th day of November, 2023

Witness

The Driftwood House, LLC

BY: _____
Sunita S. Bicchieri
Manager

BY: _____
Wayne S. Bicchieri
Manager

STATE OF MAINE
COUNTY OF CUMBERLAND November 6, 2023

Personally appeared the above-named Sunita S. Bicchieri and Wayne S. Bicchieri, Managers of **The Driftwood House, LLC** and acknowledged the foregoing instrument to be their free act and deed in said capacities and the free act and deed of said company.

Before me,

_____
Notary Public or Attorney at Law

David C. West
Attorney at Law

After recording return to:
Casagrande Properties, LLC
80 Park Road, Windham, ME 04062

230530-Y