MAINE REAL ESTATE
TRANSFER TAX PAID

BK14840 PGS 148 - 149 08/21/2023 09:43:10 AM
INSTR#: 2023015988 ATTEST: MATTHEW BOUCHER
RECEIVED KENNEBEC SS REGISTER OF DEEDS
eRecorded Document

WARRANTY DEED

DLN: 1002340245965

MICHAEL C. HARRINGTON, SR., of Belgrade, ME, for consideration paid, grants to **SARAH A. MAFFEI**, with a mailing address of 324 Gorden Road, Readfield, ME 04355, with **WARRANTY COVENANTS**, a certain lot or parcel of land, together with any buildings or improvements thereon, situate in Readfield, Kennebec County and State of Maine, bounded and described as follows:

Beginning at a point on the northwesterly side line of Route 135, so-called, leading from Readfield to Belgrade, said point being five hundred (500) feet southwesterly from the southeasterly corner of land now or formerly of Charles and Marjorie Elvin as described in their deed recorded in the Kennebec County Registry of Deeds, Book 1372, Page 221 and being marked by an iron rod; thence about S 31°-00' W along the northwesterly side line of Route 135 three hundred and seventy-five (375) feet to a point marked by an iron rod; thence N 59°-00' W one thousand seven hundred ninety-nine and eight tenths (1799.8) feet to an iron rod; thence continuing same course about two (2) feet to the center of a stone wall and land now or formerly of Dorothy Gorden; thence about N 31°-00' E along the southeasterly line of land now or formerly of said Dorothy Gorden and the southeasterly line of land now or formerly of Everett W. Mace and William E. Mace about three hundred and seventy-five (375) feet to a point marked by an iron rod; thence S 59°-00' E one thousand eight hundred nine and nine tenths (1809.9) feet to the point of beginning.

Said lot or parcel of land contains 15.5 acres.

Also hereby conveying all my right, title and interest in and to the westerly half of Route 135 along and adjacent to the above described lot, subject to the use of the public.

The above described lot or parcel of land being shown as lot 2 on a plan entitled "Plan of Land Mrs. Howard W. Bates, Readfield, Maine," recorded in the Kennebec County Registry of Deeds at Plan File E-77005.

Subject to restrictions of record and the above described premises shall be further restricted to the construction or installation of single family homes and no mobile homes of any type or style or apartment houses shall be erected thereon.

Meaning and intending to convey the premises described in deed of William C. Heselton and Hilda G. Heselton to Michael C. Harrington, Sr. dated June 27, 2006 and recorded in the Kennebec County Registry of Deeds at Book 8959, Page 298.

WITNESS my hand and seal this 18 day of August, 2023.

MICHAEL C. HARRINGTON, SR.

STATE OF MAINE
COUNTY OF KENNEBEC

August 18, 2023

Personally appeared the above named **Michael C. Harrington, Sr.** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public
Print Name:
Commission Expires:

Julie A. Armstrong
Notary Public, Maine
My Commission Expires July 27, 2030

LD/cm
NTS