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MAINE REAL ESTATE
TRANSFER TAX PAID

BK15873 PGS 243 - 244 09/28/2026 11:23:31 AM
INSTR#: 2026023031 ATTEST: MATTHEW BOUCHER
RECEIVED KENNEBEC SS REGISTER OF DEEDS
eRecorded Document

dln: 4272844

WARRANTY DEED

(Maine Statutory Short Form)

KNOWN ALL MEN BY THESE PRESENTS, that Joshua F. Randazza and Megan L. Randazza (Grantors), of Albion, Maine, for consideration paid, GRANTS to

Home Deals, LLC (Grantee), a Maine Limited Liability Company,

whose mailing address is P.O. Box 97, Hinckley, ME, 04944

In Process

with WARRANTY COVENANTS, the land in China, County of Kennebec, State of Maine, described as follows:

SEE SCHEDULE "A" ATTACHED HERETO AND INCORPORATED HEREIN.

WITNESS our hands and seals this 24th day of September, 2026.

Joshua F. Randazza

Megan L. Randazza

State of Maine
County of Kennebec, ss.

Then personally appeared the above-named Joshua F. Randazza and Megan L. Randazza and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Notary Public / Attorney at Law
Print Name: Julie Finley
My Commission Expires: _____

Julie Finley
Notary Public - Maine
My Commission Expires
12/28/2029

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State of Maine
County of Kennebec, ss.

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Notary Public / Attorney at Law
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SCHEDULE A

(Lot B)

A certain lot or parcel of land with any buildings and improvements thereon, situate in China, County of Kennebec and State of Maine, more particularly bounded and described, to wit:

Beginning at a #5 capped (#2364) re-rod set, on the southeasterly sideline of McCaslin Road in the Town of China, Kennebec County, Maine and being the southwest corner of "Proposed Lot A" as shown on the "Lot Split Survey of the Randazza Parcel, located on McCaslin Road, China, Kennebec County, ME" by Falla & Sons Land Surveys, dated Aug. 2026, recorded in the Kennebec County Registry of Deeds in Plan Book 2026, Page 0113, said #5 capped (#2364) re-rod set is also the northwest corner of the lot herein contained being "Proposed Lot B".

Thence from said #5 capped (#2364) re-rod set, being the Point of Beginning, south thirty-five degrees sixteen minutes twenty-three seconds west (S 35°16'23" W) along the southeasterly sideline of McCaslin Road a distance of two hundred thirty-nine and twenty-eight hundredths of a foot (239.28') to a #5 capped (#2364) re-rod set in the line of Terry L. Curtis parcel (bk. 3924 Pg. 1);

thence from said #5 capped (#2364) re-rod set, south sixty-two degrees six minutes twenty-one seconds east (S 62°06'21" E) along the land of Curtis a distance of two hundred sixteen and sixty-four hundredths of a foot (216.64') to a #5 capped (#1318) re-rod found in the line of Darren L. Corson & Lisa J. Larry-Corson parcel (Bk. 9553 Pg. 235);

thence from said #5 capped (#1318) re-rod found, north thirty-five degrees forty minutes thirty-five seconds east (N 35°40'35" E) along the land of Corson a distance of two hundred thirty-nine and five tenths of a foot (239.50') to a #5 capped (#2364) re-rod set;

thence from said #5 capped (#2364) re-rod set, north sixty-two degrees six minutes twenty-one seconds west (N 62°06'21" W) along the land of this grantor and the line of "Proposed Lot A" a distance of two hundred eighteen and thirty-four hundredths of a foot (218.34') to a #5 capped (#2364) re-rod set in the southeasterly sideline of McCaslin Road, being the Point of Beginning describing a lot containing one and two tenths of an acre more or less (1.2 acres ±) and being shown as Proposed Lot B on the "Lot Split Survey of the Randazza Parcel, located on McCaslin Road, China, Kennebec County, ME" by Falla & Sons Land Surveys, dated Aug. 2026.

Meaning and Intending to describe a PORTION OF THE PARCEL, described in a deed recorded in the Kennebec County Registry of Deeds in Book 15695 and Page 70.