NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 18799 PG 370**
Instr # 2021053330
09/13/2021 09:29:44 AM
Pages 2 YORK CO

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Maine R.E. Transfer Tax Paid

WARRANTY DEED

Joseph Marino of Marion, Grant County, Indiana, for consideration paid, grant(s) to **NikLAS R. Lemieux** of Biddeford, York County, Maine (whose mailing address is 33 Beacon Avenue, Apartment 1, Biddeford, ME 04005) with Warranty Covenants, the following described real estate:

See "Exhibit A" Attached

For grantors' source of title, reference may be had to a deed from Beth M. Clark and Sean C. Clark, Co-Personal Representatives of the Estate of Kevin J. Clark to the grantor(s) herein, dated November 6, 2017, recorded in York Registry of Deeds, Book 17602, Page 69.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness my/our hand(s) and seal(s) this day of 9th September, 2021.

WITNESS:

Joseph Marino

STATE OF Indiana

September 9, 2021

Grant, ss

Then personally appeared the above named Joseph Marino and acknowledged the foregoing instrument to be his/her free act and deed.

Before me,

Notary Public/Justice of the Peace
Commission Expiration: 11-12-26

Evonne Hamilton

EVONNE HAMILTON
Notary Public, State of Indiana
GRANT
Commission Number
My Commission Expires
NOVEMBER 12, 2026

SEAL

File No.: 2021-6551

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"Exhibit A"

A certain lot or parcel of land, together with any buildings thereon, situated in the Town of Waterboro, County of York and State of Maine, located on the westerly side of the Silas Brown Road, and being Lot 2 as shown on Plan of Pigeon Brook dated April, 1984, and recorded in the York County Registry of Deeds on May 25, 1984, in Plan Book 129, Page 12.

This conveyance also includes a right-of-way over the 50-foot strip on the northerly side of the within described premises and as shown on said Plan, to be used in common with all other persons lawfully entitled to use the same. For a more specific description of said right-of-way, see warranty deed from Patricia A. Dolbec to Glen L. Dyer, Sr. et al., dated October 25, 1983 and recorded in said Registry at Book 3187, Page 138.