MAINE REAL ESTATE TRANSFER TAX PAID

BK14222 PGS 121 - 123 10/22/2021 11:23:12 AM
INSTR#: 2021030799 ATTEST: BEVERLY BUSTIN-HATHEWAY
RECEIVED KENNEBEC SS REGISTER OF DEEDS
eRecorded Document

WARRANTY DEED
Joint Tenancy

DLN: 100214010168140

MICHAEL SCHOOLING of Litchfield, County of Kennebec, State of Maine, for consideration paid, grant(s) to

SARAH E. BERRY AND **DONALD E. HOLT** of Richmond, County of Sagadahoc, State of Maine, whose mailing address is **102B Main Street Richmond, ME 04357,** as **JOINT TENANTS**

with **WARRANTY COVENANTS**

a certain lot or parcel of land, together with any buildings and improvements thereon, situated in **Litchfield,** County of **Kennebec,** State of **Maine,** bounded and described as follows:

(SEE EXHIBIT A ATTACHED HERETO)

IN WITNESS WHEREOF, the Grantor(s) has/have set his/her/their hand(s), under seal, this 22nd day of October, 2021.

Witness

Michael Schooling

State of Maine
County of Kennebec, ss. October 22, 2021

Then personally appeared the above-named **Michael Schooling** and acknowledged the foregoing to be his free act and deed.

Before me,

Name: R.F. LACHAPELLE, Jr.
Notary Public/~~Attorney-at-Law~~ My Commission Expires
Commission expires: September 28th, 2024

Exhibit A

A CERTAIN lot or parcel of land, with the buildings and improvements thereon, located on the easterly side of Ridley Lane, so called, in the Town of Litchfield, Kennebec County, State of Maine, being further bounded and described as follows:

BEGINNING at a point in a stonewall on the southeasterly side of Ridley Lane at a point being located 150' northeasterly, as measured along the southeasterly side of Ridley Lane, from the stonewall corner at the northwesterly corner of land now or formerly of Rita M. Picard, said point of beginning being further located N47°-15'-55"W of, and 1.5' from a 5/8" diameter iron rod set,

THENCE N43°-24'-30"E 200.0' along the southeasterly side of Ridley Lane, marked in part by a stonewall, to a 5/8" diameter iron rod set;

THENCE S47°-15'-40"E 517.1' along remaining land of the grantor to a 5/8" diameter iron rod set;

THENCE continuing S47°-15'-40"E 34', more or less, along remaining land of the grantor to a point in the center of a brook;

THENCE in a general southeasterly direction 180', more or less, along the center of said brook and remaining land of the grantor to a point,

THENCE N76°-54'-45"W 32', more or less, to a 5/8" diameter iron rod set, said iron rod set being further located S20°-38'-55"E of, and 185.5' from the last mentioned iron rod set;

THENCE N76°-54'-45"W 236.2' along remaining land of the grantor to a 5/8" diameter iron rod set;

THENCE N47°-15'-55"W 478.5' along remaining land of the grantor to a 5/8" diameter iron rod set;

THENCE continuing N47°-15'-55"W 1.5' along remaining land of the grantor to the point of beginning herein.

The parcel described herein containing 2.74 Acres, more or less.

Including herewith any fee interest the grantor may have in and to Ridley Lane, located between the southerly and northerly line of the parcel conveyed herein and reserving a right-of-way over said Ridley Lane to provide legal access to the remaining land of the grantor located northerly and southerly of the parcel conveyed herein.

THE BEARINGS noted herein are based on Magnetic North. All 5/8" diameter iron rods are set with a yellow plastic cap marked "R. J. Wheeler PLS 2277".

SUBJECT TO an overhead utility line easement as described in the easement deed from Gerald Arsenault et al. to Central Maine Power Company and Community Service Telephone Company, said deed dated May 8, 1993 and recorded in Book 4412 Page 332 at the Kennebec County Registry of Deeds.

MEANING AND INTENDING to describe a portion of the parcel described in the deed from William J. Beganny & Sabrina T. Beganny to Michael Schooling,by deed dated February 18, 2020 and recorded in Book 13483 Page 297 at the Kennebec County Registry of Deeds. Being further shown on a plan entitled "Boundary Survey of the Michael Schooling House Lot", dated August 23, 2021, by Wheeler Surveying, Reuben J. Wheeler, P.L.S. #2277.