Docusign Envelope ID: 3B7AD5B9-EC01-8FA6-817E-B48EAD203461

DLN: 2328721

NANCY E HAMMOND, REGISTER OF DEEDS
Bk 19598 PG 377
Instr # 2025003101
01/30/2025 11:39:53 AM
Pages 2 YORK CO

MAINE SHORT FORM WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that we, **TYLER RICHARDSON and ABIGAIL RICHARDSON,** of 500 Stone Road, Newfield, Maine 04056,

for consideration paid,

grant to **JON H. ANDERSON and SARAH LOVE-ANDERSON** of 188 Middle Road, Waterboro, Maine 04087, as joint tenants,

with **WARRANTY COVENANTS** the following described real property:

Maine R.E. Transfer Tax Paid

A certain lot or parcel of land situated on the northerly side of Stone Road in the Town of Newfield, County of York and State of Maine, bounded and described as follows:

Beginning at a 5/8 inch iron rod with cap marked "LLS LLC PLS 2035" found in a stonewall on the apparent northerly sideline of Stone Road at the southwesterly corner of land now or formerly of Noah C. Lavalley and Sherry L. Bachelder as described in deed recorded in the York County Registry of Deeds at Book 16161, Page 784; Thence running by the apparent northerly sideline of Stone Road, and in part by said stonewall, the following eight (8) courses and distances: (1) N 61° 02' 34" W, 48.08 feet; (2) N 72° 15' 39" W, 86.73 feet; (3) N 73° 47' 46" W, 119.85 feet; (4) N 73° 47' 46" W, 45.34 feet; (5) N 73° 47' 46" W, 54.34 feet; (6) N 75° 19' 48" W, 30.70 feet; (7) N 78° 11' 08" W, 47.36 feet; (8) N 75° 01' 35" W, 16.96 feet to a 1 inch iron pipe found at a stone wall intersection and the southeasterly corner of land now or formerly of William T. Platt, et al as described in deed recorded in said Registry of Deeds at Book 5560, Page 308; Thence running N 00° 31' 10" W by said Platt land and a stone wall a distance of 437.37 feet to an iron rod set at remaining land of Tyler and Abigail Richardson, Grantors herein; Thence running S 89° 49' 36" E by said remaining land of Grantors a distance of 453.39 feet to an iron rod set at said Lavalley and Bachelder land; Thence running S 02° 09' 53" W by said Lavalley and Bachelder land a distance of 569.20 feet to the point of beginning. Containing 5.03 Acres.

Being a portion of the premises conveyed to Grantors by deed from John Thomas Huber and Melody L. Wood dated May 31, 2024 and recorded in the York County Registry of Deeds at Book 19444, Page 757.

The premises herein conveyed are subject to a right of way for ingress and egress and an easement for the installation and maintenance of utilities for the benefit of Grantors, their heirs and assigns, over that portion of said premises bounded and described as follows:

Beginning on the apparent northerly sideline of Stone Road at a 1 inch iron pipe found at a stone wall intersection and the southeasterly corner of said Platt land; Thence running N 00° 31' 10" W by said Platt land and a stone wall a distance of 437.37 feet to an iron rod set at said remaining land of Grantors; Thence running S 89° 49' 36" E by said remaining land of Grantors a distance of 149.93 feet; Thence running S 00° 09' 44" W through the premises herein conveyed a distance of 473.92 feet to the apparent northerly sideline of Stone Road; Thence running by the apparent northerly sideline of Stone Road, and in part by a stonewall, the following four (4) courses and distances: (1) N 73° 47' 46" W, 54.34 feet; (2) N 75° 19' 48" W, 30.70 feet; (3) N 78° 11' 08" W, 47.36 feet; (4) N 75° 01' 35" W, 16.96 feet to the point of beginning.

The premises herein conveyed are subject to the restriction, for the benefit of and enforceable by

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Grantors, their heirs and assigns, that no trees, saplings, shrubs or other natural growth shall be cut or removed from, and no structures of any kind shall be constructed or placed within, the following described portion of said premises:

Beginning at an iron rod set at the southeasterly corner of said remaining land of Grantors, said point of beginning being located N 02° 09' 53" E and 569.20 feet, as measured along said Lavalley and Bachelder land, distant from a 5/8 inch iron found with cap marked "LLS LLC PLS 2035" in a stonewall on the apparent northerly sideline of Stone Road; Thence running S 02° 09' 53" W by said Lavalley and Bachelder land a distance of 133.81 feet; Thence running N 89° 50' 59" W through the premises herein conveyed a distance of 255.29 feet; Thence running S 00° 09' 01" W through the premises herein conveyed a distance of 352.60 feet to the apparent northerly sideline of Stone Road; Thence running N 73° 47' 46" W by the apparent northerly sideline of Stone Road a distance of 45.34 feet; Thence running N 00° 09' 44" E through the premises herein conveyed a distance of 473.80 feet to said remaining land of Grantors; Thence running S 89° 50' 59" E by said remaining land of Grantors a distance of 303.46 feet to the point of beginning.

As used herein the term "structures" is intended to be broadly construed and applied and shall refer, without limiting the foregoing, to dwellings, sheds, trailers, mobile homes, tents and any and all other structures intended for shelter for persons or property, whether temporary or permanent.

The above-referenced iron rods set are 5/8-inch rebar with caps marked "***LINEPRO PLS 2453***."

The above bearings refer to Grid North and are based on the Maine State Coordinate System of 1983, West Zone as shown on "***Plan Showing A Proposed Lot Made For Tyler & Abigail Richardson,***" dated October 23, 2024 and prepared by LinePro Land Surveying, LLC.

IN WITNESS WHEREOF, we, the said Tyler Richardson and Abigail Richardson, have hereunto set our hands this 24th day of January, 2025.

Witness

Witness

Tyler Richardson

Abigail Richardson

STATE OF MAINE
COUNTY OF YORK

January 24, 2025

Personally appeared the above-named Tyler Richardson and Abigail Richardson and acknowledged the foregoing instrument to be their free act and deed.

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Before me,

Joseph V. Lenkowski
Attorney at Law

J Lenkowski PO Box 309 Acton ME 04001

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