Bk 10592 Pg259 #25728
12-22-2020 @ 10:48a

DLN: 1002040125637

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QUITCLAIM DEED WITH COVENANT

George P. Schott a/k/a George Schott with a mailing address at P.O. Box 9340, Auburn, Maine 04210, grants to **Car-Ty Development, LLC**, a Maine Limited Liability Company with a mailing address at 1041 Sawyer Road, Greene, Maine 04236, with **Quitclaim Covenant**, certain lots or parcels of land, together with any buildings situated thereon, located in **Greene**, County of **Androscoggin**, and State of **Maine**, as more fully described in Exhibit "A" attached hereto and made a part hereof.

In Witness Whereof, the undersigned has hereunto set his hand effective this 22nd day of December, 2020

Witness:

George P. Schott a/k/a George Schott

STATE OF MAINE
ANDROSCOGGIN, SS

December 22, 2020

Personally appeared the above-named **George P. Schott a/k/a George Schott**, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

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

Barbara E. Tracy
Notary Public, State of Maine
My Commission Expires May 11, 2021

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EXHIBIT A

403 Route 202, Greene, Maine

PARCEL ONE: A certain lot or parcel of land, with the buildings thereon, situated in Greene, County of Androscoggin and State of Maine, bounded and described as follows:

BEGINNING at the northerly corner of the Greenwood Cemetery, so-called, on the southeasterly line of the State Highway leading from Lewiston to Augusta; thence the line runs in a southeasterly direction along the fence of said Cemetery two hundred (200) feet to a point; thence the line turns and runs in a northeasterly direction approximately three hundred thirty- eight (338) feet, more or less, to a point in a stone wall which is two hundred (200) feet southeasterly, measured along said wall, from the southeasterly line of said road; thence the line turns and runs in a northwesterly direction two hundred (200) feet to said line of said road; thence the line turns and runs in a southwesterly direction by said line of said road three hundred thirty-eight (338) feet, more or less, to the point of beginning.

For source of title reference is made to a Warranty Deed from Cora Dumont to George Schott dated May 21, 1996 and recorded in the Androscoggin County Registry of Deeds in Book 3604, Page 329.

PARCEL TWO: A certain lot or parcel of land, with the buildings thereon, situated in Greene, County of Androscoggin and State of Maine, bounded and described as follows:

Beginning at a point on the southeasterly line of State Highway Route 202 leading from Lewiston to Augusta at the most northerly corner of a parcel of land now or formerly owned by Albert Landry, which point of beginning is the most westerly corner of the land on said side of said road included in a deed given by Harold S. Skelton in his capacity as Executor under the Will of Grace M. Pierce to Clayton F. Bubier dated September 21, 1962, recorded in the Androscoggin County Registry of Deeds in Book 878, Page 423; thence the line runs in a northeasterly direction along said line of said road to the burying ground; thence the line runs in a southeasterly direction along the burying ground to the most southerly corner thereof; thence the line runs in a northeasterly direction along the burying ground and along land conveyed by Alfred W. Pierce and Albion Pierce to Amos Clark and his associates by deed dated June 10, 1865, recorded in the Androscoggin County Registry of Deeds in Book 43, Page 259, to the northeasterly corner of the premises described in the last said deed; thence the line runs in a northwesterly direction along the northeasterly line of the premises described in said deed recorded in Book 43, Page 259, a distance of one hundred fifteen and five tenths (115.5') feet to a point in said line of Route 202; thence the line runs in a northeasterly direction along said line of Route 202 a distance of sixteen (16') feet to land conveyed by Alfred W. Pierce to Henry P. Walton by deed dated November 17, 1868, recorded in said Registry of Deeds in Book 56, Page 378; thence the line runs in a southeasterly direction along the southerly line of said land conveyed to Walton a distance of one hundred forty-eight (148') feet to a point; thence the line runs in a northeasterly direction along said land conveyed to Walton a distance of one hundred fifty-four (154') feet to the most southerly corner of a parcel of land conveyed by Alfred W. Pierce to Charles M. Washburn by deed dated December 7, 1891, recorded in said Registry of Deeds in Book 150, Page 435; thence the line runs North 50° East along said land conveyed to Washburn a distance of eighty (80') feet to the most southerly corner of a parcel of land conveyed by Alfred W. Pierce to

Charles M. Washburn by deed dated October 28, 1892, recorded in said Registry of Deeds in Book 150, Page 436; thence the line runs North 50° East along the premises described in said deed recorded in Book 150, Page 436, a distance of twelve (12') feet to land conveyed by Clayton F. Bubier to Cora R. Dumont by deed dated June 28, 1963, recorded in said Registry of Deeds in Book 896, Page 20; thence the line runs in a southeasterly direction along said land conveyed to Dumont a distance of approximately fifty-two (52') feet to an iron pin set in the ground at the southerly corner of said Dumont land; thence the line turns and runs in a northeasterly direction a distance of approximately three hundred thirty-eight (338') feet to a point in a stone wall which is exactly two hundred (200') feet southeasterly, measured along said line of said wall, from said line of said road; thence the line runs in a northeasterly direction along the southeasterly line of land conveyed by Clayton F. Bubier to Bernard L. and Arlene F. LeBlanc by deed dated September 18, 1964, recorded in said Registry of Deeds in Book 927, Page 384, a distance of two hundred fifty (250') feet to an iron pin set in the ground in land conveyed by Clayton F. Bubier to Dominick J. Iannotti by deed dated September 16, 1966, recorded in said Registry of Deeds in Book 964, Page 186; thence the line runs South 78° East a distance of twenty-five (25') feet to a point; thence the line runs South 28° West a distance of one hundred forty-five (145') feet to a point; thence the line runs South 80° East along a wall and fence a distance of five hundred (500') feet to a point; thence the line runs North 60° East a distance of one hundred (100') feet to a point; thence the line runs South 32° East a distance of ninety (90') feet to a point; thence the line runs North 53° East a distance of three hundred forty-three (343') feet to land now or formerly owned by Elton Perkins; (the last six courses being along said land conveyed to Iannotti); thence the line runs in a southeasterly direction along said land of Elton Perkins to land now or formerly owned by Geneva Vallerand; thence the line runs in a southwesterly direction, a northwesterly direction and a southwesterly direction along said land of Geneva Vallerand to land now or formerly of Lucien Simard; thence the line continues in a southwesterly direction along said Simard land to said land of Albert Landry; thence the line runs in a northwesterly direction along said line of Albert Landry to the point of beginning.

There is excepted any portion of the above premises which may have been taken of record for the widening of Route 202.

For source of title reference is made to a Warranty Deed from Karen Mola to George P. Schott dated October 15, 1996 and recorded in the Androscoggin County Registry of Deeds in Book 3685, Page 174.

The above-described premises is conveyed together with and subject to the following:

1. Rights and easements taken by the State of Maine pursuant to a Notice of Layout and Taking in favor of the State of Maine Department of Transportation dated January 21, 2016 and recorded in the said Registry of Deeds at Book 9310, Page 96.

Maine Real Estate Transfer Tax Paid
TINA M. CHOUINARD, REGISTER
ANDROSCOGGIN COUNTY MAINE E-RECORDED