Receipt # 175138 WALDO SS: RECEIVED
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Instr # 2023-8844
ATTEST: Stacy L Grant, Waldo Co Registry of Deeds

DLN: 1002340257989

WARRANTY DEED

Real Estate Transfer Tax Paid

Roger A. Komandt, Jr. and Cherie Nicole Komandt, both of Palermo, Waldo County, Maine, for consideration paid, grant to Michael R. Dorval of Augusta, Kennebec County, Maine (whose mailing address is 117 Allenwood Park Road, Augusta, ME 04330) 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 Roger A. Komandt to the grantors herein, dated February 17, 2021, recorded in Waldo Registry of Deeds, Book 4612, Page 35.

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 our hands and seals this 1st day of DEC, 2023.

WITNESS:

Roger A. Komandt, Jr.

Cherie Komandt
Cherie Nicole Komandt

STATE OF MAINE
County of Knox, ss

December 1, 2023

Then personally appeared the above named Roger A. Komandt, Jr. and Cherie Nicole Komandt and acknowledged the foregoing instrument to be their free acts and deeds.

Before me,

Jennifer D. Farley
Notary Public/~~Justice of the Peace~~
Commission Expiration:

File No.: 2023-6083

JENNIFER D. FARLEY
Notary Public-Maine
My Commission Expires
May 08, 2027

File No: 2023-6083

"Exhibit A"

A certain lot or parcel of land, together with any buildings or improvements thereon, situated on the southerly side of the North Palermo Road, so-called, in the Town of Palermo, County of Waldo, and State of Maine, being more particularly described as follows:

Beginning at a 5/8" iron rebar with identification cap #1176 found on the southerly side of the North Palermo Road and the westerly corner of the land of John N. and Bonita E. Martin received by deed dated January 9, 1996 and recorded in the Waldo County Registry of Deeds, Book 1584, Page 212; thence S 36°40'14" E along the land of said Martin, a distance of 640.00 feet to a 5/8" iron rebar with identification cap #2157 set; thence S 86°43'12" W along the proposed gift lot #1 retained by Christina M. Haiss-Koehl, a distance of 743.68 feet to a similar rebar set on the easterly side of a 50 foot wide right of way and the remaining land now or formerly of Christina M. Haiss-Koehl; thence N 8°55'11" E along said right of way and the remaining land now or formerly of Christina M. Haiss-Koehl, a distance of 122.68 feet to a similar rebar set; thence N 24°6'13" W along said right of way and the remaining land now or formerly of Christina M. Haiss-Koehl, a distance of 153.37 feet to a similar rebar set; thence N 41°6'33" W along said right of way and the remaining land now or formerly of Christina M. Haiss-Koehl, a distance of 208.44 feet to a similar rebar set; thence N 76°48'33" W along said right of way and the remaining land now or formerly of Christina M. Haiss-Koehl, 110.85 feet to a similar rebar set; thence N 43°5'30" W along said right of way and the remaining land now or formerly of Christina M. Haiss-Koehl, a distance of 19.10 feet to a similar rebar set on the southerly side of said North Palermo Road; thence easterly along said North Palermo Road, a distance of 674 feet, more or less, to the point of beginning. A straight line distance between the last referenced rebar set and the point of beginning being N 81°32'41" E, a distance of 669.17 feet.

Subject to an easement and right of way to Socony-Vacuum Oil Company as per deed dated October 17, 1947 as recorded in the Waldo County Registry of Deeds in Book 441, Page 152.

Reference is made to a Boundary Survey for Hans Koehl, North Palermo Road, Palermo, Maine by Morin Land Surveying, dated January 7, 2007, File PAL071W, Plan #321.