WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

THAT **Jason D. Labbe and Lisa M. Labbe**
151 Hidden Lake Road, Otisfield, Maine 04270

for consideration paid

grant to: **The Progress Center, Inc.**
a Maine corporation with a business address of
35 Cottage Street, Norway, Maine 04268

MAINE REAL ESTATE TRANSFER TAX PAID

with Warranty Covenants,

A certain lot or parcel of land situated in the Town of Otisfield, County of Oxford and State of Maine, bounded and described as follows:

Being **Lot #3** on a Plan entitled **"Summit Terrace Minor Subdivision"**, approved March 16, 1999 and recorded April 28, 1999 in the Oxford County Registry of Deeds Plan #3196.

Title is conveyed subject to the following Building Setbacks:

1. Road - 50 feet from centerline of roadway;

2. Side - 10 feet from side boundary line;

3. Rear - 10 feet from rear boundary line.

Title is conveyed subject to the Note concerning common driveway access as set forth on the aforementioned Plan.

Title is conveyed subject to the Phosphorus Control Standards set forth on the aforementioned Plan.

Also conveying to the Grantee, its successors and assigns, a right of way over the Moose Pond Road as it extends northerly and northwesterly from the Hidden Lake Road over land now or formerly of Scott Vlaun and over land now or formerly of Gina Poland to Moose Pond.

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Warranty Deed from Jason & Lisa Labbe
to The Progress Center, Inc.

Also conveying to the Grantee, its successors and assigns, recreational beach rights (to not include the right to erect structures, docking or any other temporary or other permanent improvements) on the Moose Pond frontage portion of the premises of Gina Poland.

Being the same premises conveyed to Jason Labbe and Lisa Labbe by Warranty Joint Tenancy Deed of Day Brothers, Inc., dated December 1, 2006 and recorded in the Oxford County Registry of Deeds in Book 4056, Page 267.

Reference is also made to Otisfield Tax Map R-05, Lot 4-3.

WITNESS our hands this 18th day of **July, 2018.**

witness to both

Jason D. Labbe

witness

Lisa M. Labbe

STATE OF MAINE
County: Oxford

July 18, 2018

Personally appeared the above named **Jason D. Labbe and Lisa M. Labbe** and acknowledged the foregoing to be their free act and deed.

Before me,

~~Notary Public~~ - Attorney at Law

Printed Name: Shane T. Wright
My commission expires: _____

Recorded: Oxford County 7/25/2018 10:54:36 AM
Patricia A Shearman Register of Deeds