NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 19589 PG 228**
Instr # 2025000959
01/10/2025 03:21:21 PM
Pages 2 YORK CO

(DLN): 2244032

(space above is reserved for recording information)

WARRANTY DEED
Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS, That **Steven T. Connaughton**, having a mailing address of 93 Highland Ave., Watertown, MA 02472 and **Erin E. Adams,** having a mailing address of 19 Meetinghouse Road, Biddeford, Maine 04005 for consideration paid, grants to **104 Pool Road LLC, a Maine Limited Liability Company**, having a mailing address of P.O. Box 181, Kennebunk, Maine 04043 with ***WARRANTY COVENANTS,*** the land in Biddeford in the County of York and State of Maine, described as follows:

Maine R.E. Transfer Tax Paid

A certain lot or parcel of land with the buildings or improvements thereon situated in Biddeford, York County, Maine, more particularly described as follows:

Beginning at an iron stake driven into the ground on the northwest side of said Old Pool Road, said point being the southwest comer of the Lot herein conveyed and the southeast corner of the land now or formerly of Ralph Goldthwaite;

Thence N 74° 31' W, 177 feet to an iron stake and land formerly of Goldthwaite and Piper;

Thence turning and running N 47° 35' E, 135 feet to an iron stake and other lands now or formerly of Max Wilson and Renate Wilson;

Thence turning and running S 68° 41 ' 4" E, 167.24 feet to an iron stake and said Old Pool Road;

Thence turning and running S 47° 35' W (incorrectly cited as 45' in an earlier deed), 115.00 feet to the point of beginning.

The above described premises are conveyed subject to and together with the benefit of the following to the extent they affect the same:

1. Terms, conditions, restrictions, rights and easements contained in deed of Paul S. Sharp and Teresa A. Sharp to Marlene L. Foley and John D. Foley, Trustees of The Marlene L. Foley Living Trust being dated August 29, 2014 and recorded in the York County Registry of Deeds in Book 16882, Page 930.

Being the same premises conveyed to Erin E. Adams and Steven T. Connaughton by virtue of a deed from John D. Foley and Marlene L. Foley, Trustees of the Marlene L. Foley Living Trust dated March 26, 2014, deed being dated October 14, 2020 and recorded in York Registry of Deeds in Book 18412, Page 532.

WITNESS our hands this 10th day of January, 2025.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF:

Witness

Erin E. Adams

Witness

Steven T. Connaughton

STATE OF MAINE
COUNTY OF YORK

January 10, 2025

Personally appeared the above named Erin E. Adams and Steven T. Connaughton and acknowledged the foregoing instrument to be their free act and deed.

Before me,

~~Notary Public~~/Maine Attorney at Law

Printed Name: Richard A. Hull III

My commission expires: Richard A. Hull, III

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