NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 19390 PG 242**
Instr # 2024004779
02/16/2024 03:16:57 PM
Pages 2 YORK CO

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT: That Patrick Chase of 12 Hamilton Lane, Eliot, ME 03903, for consideration paid grant to Genevieve Gray and Zacharie Burnham, 55 Concord Way, Portsmouth, NH 03801, as Joint Tenants with Rights of Survivorship, with WARRANTY COVENANTS:

Two certain lots or parcels of land, with any buildings thereon, situated in the Town of Eliot, County of York and State of Maine, bounded and described as follows:

TRACT I

A certain lot or parcel of land situated near but not adjacent to the Northwesterly sideline of Beech Road in the Town of Eliot, County of York and State of Maine bounded and described as follows:

Beginning at a hub set in the ground at the southernmost corner of the lot at the Northeasterly side of Little Brook Lane, a private way, and thence running North 43° 46' West by said Little Brook Lane, two hundred eighty-four and thirty-nine hundredths (284.39) feet to a hub set in the ground; thence turning and running North 56° 14' East by Lot No. 3, one hundred ninety and ninety-two hundredths (190.92) feet to a stone marker set in the ground; thence turning and running South 46° 37' East, three hundred ten and sixty-nine hundredths (310.69) feet to an iron pipe set in the ground; thence turning and running South 63° 39' 30" West by Lot No. 1 on said plan, one hundred ninety-four and ninety hundredths (194.90) feet to an iron pipe set in the ground and the point of beginning.

Also together with the benefit of the right to travel on and over little Brook Lane from the within premises to the public highway known as Beech Road.

Said premises shall not be occupied by mobile homes, so-called, whether or not erected on a permanent foundation.

Being Lot 2 as delineated on a plan of "Property of Frank and Mary Krezminski, Eliot, York County, Maine, April 15, 1972, by Wayne A. Frye", Said plan was recorded in York County Registry of Deeds on June 28, 1972 as Plan Book 57, Page 37.

Subject to an easement granted to Allan O. Soesman to New England Telephone and Telegraph Company and Kittery Electric Light Company, dated April 6, 1954 and recorded in York County Registry of Deeds, Book 1259, Page 432.

TRACT II

Also a certain lot or parcel of land situated on the easterly side of Little Brook Lane as shown on New Property Line at Little Brook Lane, Eliot, York County, Maine by William J. Locke, Civil Engineer, April 1977 recorded in the York County Registry of Deeds as Plan Book 88, Page 29.

Maine R.E. Transfer Tax Paid

Beginning at the point in the easterly sideline of said roadway at the northwest corner of property by Littlebrook Air Park, Inc. to Frank and Mary Krezminski to have been recorded in the York County Registry of Deeds; thence running on an arc of a curve to the left with a radius of 378.64 feet a distance of 16.08 feet by and along the easterly sideline of said roadway to an iron pin; thence continuing N 41° 31' 27" W a distance of 209.18 feet by the easterly sideline of said roadway to an iron pipe; thence continuing north along a curve to the right having a radius of 450 feet a distance of 54.04 feet to an iron pipe; thence turning and running N 56° 45' 37" E a distance of 12.62 feet to an iron pipe at the Northwesterly corner; thence turning and running S 43° 14' 23" E a distance of 248.39 feet by to an iron pipe; thence turning and running S 64° 11' 07" W a distance of 25.54 feet to and to the point of beginning.

Subject to whatever rights of way which may exist in favor of others over Old Barnard's Lane.

Subject to and together with the benefit of an unrestricted right of way to pass and repass over Little Brook Lane as shown on said Plan for the purposes of access to and from the property of the grantees as it adjoins said roadway; this right of way is intended to run with the land of the grantees by accepting said deed agree not to attempt to convey rights in said roadway to owners of other land, it being understood that the right of way runs exclusively with the land of the grantees, as it may be subdivided, conveyed or devised, and is subject at all times to Little Brook Air Park, Inc., it's successors and or assigns, unrestricted right to deed said roadway to the Town of Eliot as a public way and is also subject to the granters' right to use the roadway for public use. Said roadway shall be maintained at the expense of Little Brook Air Park, Inc., its successors and or assigns, until such time as it is conveyed to the Town of Eliot and the Little Brook Air Park, Inc., its successors and or assigns, agrees to keep said road open at no expense.

These premises were conveyed to Grantors, Patrick Chase and Jennifer Chase, by virtue of a deed from Peter Boyd Dodge dated 04/17/2013 and recorded at the York County Registry of Deeds in Book 16580, Page 153. Patrick Chase is the surviving joint tenant as Jennifer Chase died October 7, 2022.

Executed this 16th day of February, 2024.

Patrick Chase

State of New Hampshire
County of Rockingham

Then personally appeared before me on this 16th day of February, 2024, the said Patrick Chase and acknowledged the foregoing to be their voluntary act and deed.

KYLE P ENRIGHT NOTARY PUBLIC My Comm. Expires 08/18/2026 NEW HAMPSHIRE

Notary Public/Justice of the Peace
Commission expiration: 8/18/26