NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 19691 PG 128**
Instr # 2025021303
07/03/2025 01:47:39 PM
Pages 4 YORK CO

DLN: 29131189

WARRANTY DEED

Maine R.E. Transfer Tax Paid

KNOW ALL BY THESE PRESENTS THAT, **BROTHERS LANDING, LLC**, a Maine limited liability company, with a mailing address of P.O. Box 513, South Berwick, Maine 03908, for consideration paid, grant to **59 PARTRIDGE LANE, LLC**, a Maine limited liability company, with a mailing address of 91 Roux Extension, Road, Alfred, Maine 04002, with Warranty Covenants, the real property situated in the Town of North Berwick, County of York and State of Maine, described as follows:

SEE EXHIBIT A HERETO ATTACHED

The current property address is High Street, North Berwick (Tax Map 24, Lot 12).

Signed, sealed, witnessed and delivered this 2 day of July, 2025.

BROTHERS LANDING, LLC:

Jaime L Kean
WITNESS Jaime L Kean

By: Roman Archer
Its Member and Manager

Jaime L Kean
WITNESS Jaime L Kean

By: Logan Archer
Its Member and Manager

Jaime L Kean
WITNESS Jaime L Kean

By: Skyler Archer
Its Member and Manager

New Hampshire

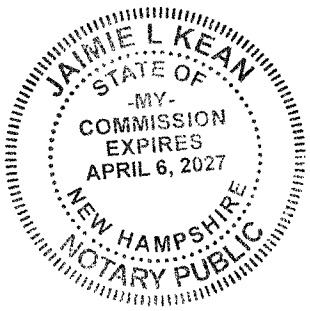
STATE OF ~~MAINE~~

Strafford

County of ~~York~~, ss.

July 2, 2025

Then personally appeared the above-named Roman Archer, Logan Archer, and Skyler Archer, in their capacity as Members and Managers of Brothers Landing, LLC, and severally acknowledged the foregoing instrument to be their free act and deed.



Before me,

Jaimie L Kean

Notary Public/~~Attorney at Law~~

My Commission Expires:

Print Name:

Exhibit A

Property Address: High Street, North Berwick, Maine 03906

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

Beginning at a rebar with cap on the easterly sideline of High Street at land of Williams as shown on a plan entitled "Plan of Land Map 2, Lot 21-1 & Map 24, Lot 12, 84 High Street North Berwick, Maine" by Kimball Survey & Design, Inc. dated June 19, 2025, and recorded in the York County Registry of Deeds at Plan Book 449, Page 26.

THENCE along land of Williams the following courses:

S 85° 08' 19" E a distance of 110.86 feet to a rebar with cap;
S 14° 34' 25" E a distance of 155.33 feet to a rebar with cap at land of Avesta Housing Development Corporation;

THENCE S 75° 20' 44" E along land of Avesta Housing Development Corporation a distance of 75.00 feet to a rebar with cap;

THENCE along remaining land of Split Tree, LLC the following courses:

N 08° 41' 58" E a distance of 180.00 feet to a rebar with cap;
N 47°45' 05" W a distance of 90.00 feet to a rebar with cap on the southeasterly sideline of a 50 foot wide right-of-way;
N 55° 53' 38" W crossing a 50 foot wide right-of-way a distance of 51.15 feet to a sono tube at land of Silas;

THENCE along land of Silas the following courses:

N 85° 08' 19" W a distance of 69.10 feet to a point;
N 85° 08' 19" W a distance of 60.00 feet to a point witnessed by a rebar with cap on the easterly sideline of High Street;

THENCE along High Street the following courses:

N 85° 08' 19" W a distance of 15.00 feet to a rebar with cap;
S 04° 51' 41" W a distance of 50.00 feet to a rebar with cap;
S 85° 08' 19" E a distance of 13.93 feet to a rebar with cap;
along a curve to the right with an arc length of 50.05 feet to the point of beginning. Said curve has a radius of 2198. 79 feet and a chord of S 07° 22' 10" W 50.05 feet;

The basis of bearing for the above described parcel is Grid North.

The above described parcel contains 0.85 acres more or less.

Being the premises described in two deeds:

1. Deed from Eric Sara Perkins to Brothers Landing, LLC deeded January 21 , 2025 and recorded in Deed Book 19595 Page, 147 York County Registry of Deeds

2. Deed from Split Tree, LLC to Brothers Landing, LLC deeded May 6, 2025 and recorded in Deed Book 19659, Page 279 York County Registry of Deeds

The above described parcel is subject to the rights of others to access the cemetery on the subject parcel.

The above described parcel is subject to a right of way benefitting Lot IA as described in Book 18959, Page 386.

The above described parcel is subject to a CMP easement benefitting Lot IA recorded in Book 4898, Page 251.

The above described parcel is subject to a 10 foot wide access, grading, drainage & utility easement benefiting Lot 21-1 as shown on plan referenced above.

The above described lot is subject to a secondary access easement benefitting Williams Lot as show on plan referenced above.

The grantors herein reserve a 50' wide right-of-way in common with others over the subject parcel. Said right of way is described as follows:

Beginning at a rebar with cap on the easterly side line of High Street at land of Williams as shown on the plan reference above;

THENCE S 85° 08' 19" E along land of Williams a distance of 110.86 feet to a rebar with cap;

THENCE N 46° 15' 36" E through land of Brothers Landing, LLC a distance of 100.00 feet to a rebar with cap at remaining land of Split Tree, LLC;

THENCE N 55° 53' 38" W along remaining land of Split Tree, LLC a distance of 51.15 feet to a Sono tube;

THENCE through land of Brothers Landing, LLC the following courses:

S 46° 15' 36" W a distance of 66.66 feet to a point;
N 85° 08' 19" W a distance of 25.02 feet to a point;
N 85° 08' 19" W a distance of 61.07 feet to a rebar with cap on the southeasterly side line of High Street;

THENCE along the easterly sideline of High Street along a curve to the right an arc length of 50.05 feet to the point of beginning. Said curve has a radius of 2198.79 feet and a chord of S 07° 22' 10" W 50.05 feet.