NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 19135 PG 863**
Instr # 2022044735
10/19/2022 11:37:16 AM
Pages 5 YORK CO

WARRANTY DEED

DLN: 1002240213908

KNOW ALL MEN BY THESE PRESENTS

That, we, **LANI L. HILTON KELLEY**, of the Town of Westerly, County of Washington and State of Rhode Island, 02891 and **DARIN D. HILTON,** of the City of Dickinson, County of Galveston and State of Texas 77539,

for consideration paid,

Maine R.E. Transfer Tax Paid

grant to **JACKSON, DRYSDALE & ASSOCIATES L.L.C.,** a limited liability company duly organized and existing under the laws of the State of Maine with a principal place of business at 1293 Main Street, in the City of Sanford, County of York and State of Maine 04073,

A certain lot or parcel of land, situated on the easterly side of Sanford Road, also known as State Route 109, in the Town of Wells, County of York, State of Maine bounded and described as follows:

Beginning at a concrete monument to be set in a stone wall on the easterly side of Sanford Road, also known as State Route 109, at the southwesterly corner of land of Joshua G. and Ashley R. Rennie as described in deed recorded at the York County Registry of Deeds in book 18345, page 888;

Thence, North 83°-01'-34" East, 251.12 feet by said stone wall and said land of Joshua G. and Ashley R. Rennie and land of Andrew James Fortier as described in deed recorded at the York County Registry of Deeds in book 16931, page 372 to a 5/8" iron rod found at the end of said stone wall with plastic survey cap marked "**S.M.R.T. RLS 1036**";

Thence, North 79°-32'-53" East, 179.58 feet by said land of Andrew James Fortier to a 5/8" iron rod found 9 inches above grade with a plastic survey cap marked "**S.M.R.T. RLS 1036**" and land of Edward N. and Joanne P. Liljeholm as described in deed recorded at the York County Registry of Deeds in book 17586, page 76;

Thence, North 79°-30'-11" East, 218.47 feet by said land of Edward N. and Joanne P. Liljeholm to the base of a 3/4" iron pipe found 7 inches above grade;

Thence, North 06°-31'-30" West, 331.63 feet by said land of Edward N. and Joanne P. Liljeholm to and along a ditch and land of Carl L. and Helga J. Dunbar as described in deed recorded at the York County Registry of Deeds in book 14679, page 301 to a concrete monument to be set;

Thence, North 40°-00'-02" East, 212.66 feet by said ditch and said land Carl L. and Helga J. Dunbar and land of Michael A. and Debra D. Taylor as described in deed recorded at the York County Registry of Deeds in book 13478, page 313 to an iron rod to be set;

Thence, North 36°-20'-22" East, 292.60 feet by said ditch and said land of Michael A. and Debra D. Taylor and land of Steven J. and Lisa M. Duplisea as described in deed recorded at the York County Registry of Deeds in book 7156, page 51 to a 5/8" iron rod found 6 inches above grade with a plastic survey cap marked "**S.M.R.T. RLS 1036**" and land of James and Amy Roche as described in deed recorded at the York County Registry of Deeds in book 17840, page 239;

Thence, North 40°-01'-32" East, 216.96 feet by said ditch and said land of James and Amy Roche and land of Benjamin K. Wildes as described in deed recorded at the York County Registry of Deeds in book 9077, page 40;

Thence, North 33°-38'-49" East, 25.60 feet by said ditch and said land of Benjamin K. Wildes to land of Highpine Properties, LLC as described in deed recorded at the York County Registry of Deeds in book 15017, page 729;

Thence, South 63°-47'-29" East, 0.13 feet by said ditch and said land of Highpine Properties, LLC to an iron rod set;

Thence, continuing South 63°-47'-29" East, 283.36 feet by said ditch and said land of Highpine Properties, LLC to an iron rod set at the end of a stone wall;

Thence, South 66°-17'-32" East, 132.60 feet by said stone wall and said land of Highpine Properties, LLC to a 4" by 5" stone monument found 36 inches above grade at the end of said stone wall;

Thence, South 66°-17'-32" East, 378.30 feet by said land of Highpine Properties, LLC to an iron rod set;

Thence, South 70°-12'-31" West, 475.88 feet by said land of Highpine Properties, LLC to an iron rod set;

Thence, South 21°-00'-45" East, 412.30 feet by said land of Highpine Properties, LLC to a concrete monument set and land of Linda J. Downs as described in deed recorded at the York County Registry of Deeds in book 15169, page 973;

Thence, South 54°-17'-54" West, 577.49 feet by said land of Linda J. Downs to an iron rod set and land of Allen R. Downs, Jr. as described in deed recorded at the York County Registry of Deeds in book 13660, page 348 and 350;

Thence, South 54°-15'-06" West, 572.58 feet by said land of Allen R. Downs, Jr. to a concrete monument to be set and land of The Stefanelli Realty Trust as described in deed recorded at the York County Registry of Deeds in book 17603, page 396;

Thence, North 28°-47'-45" West, 169.09 feet by said land of The Stefanelli Realty Trust to a 1" iron pipe found 8 inches above grade and land of Norman E. Hutchins as described in deed recorded at the York County Registry of Deeds in book 6398, page 33;

Thence, continuing North 28°-47'-45" West, 249.90 feet by said land of Norman E. Hutchins to a 1" iron pipe found 7 inches above grade and land now or formerly of the Grantors herein;

Thence, North 11°-51'-58" East, 76.73 feet by said land now or formerly of the Grantors herein to a concrete monument to be set;

Thence, North 81°-44'-32" West, 235.06 feet by said land now or formerly of the Grantors herein to a

concrete monument to be set;

Thence, generally Westerly by said land now or formerly of the Grantors herein and a circular curve deflecting to the left an arc distance of 101.57 feet to a concrete monument to be set and said Sanford Road, the chord of said curve bearing South 81°-37'-52" West, 100.15 feet, the radius of said curve being 175.00 feet;

Thence, North 29°-29'-49" West, 78.31 feet by said Sanford Road to the point of beginning.

Containing 23.37 Acres.

Subject to a 50 foot wide right of way and utility easement leading easterly from said Sanford Road, bounded and described as follows:

Beginning at a concrete monument to be set on the easterly side of said Sanford Road at the northwesterly corner of land now or formerly of the Grantors herein, said point of beginning being North 29°-29'-49" West, 247.16 feet from the northwesterly corner of land of Norman E. Hutchins as described in deed recorded at the York County Registry of Deeds in book 6398, page 33, as measured along the easterly side of said Sanford Road;

Thence, generally Easterly by said land now or formerly of the Grantors herein and a circular curve deflecting to the right an arc distance of 101.57 feet to a concrete monument to be set, the chord of said curve bearing North 81°-37'-52" East, 100.15 feet, the radius of said curve being 175.00 feet;

Thence, South 81°-44'-32" East, 25.00 feet by said land now or formerly of the Grantors herein;

Thence, North 08°-15'-28" East, 50.00 feet;

Thence, North 81°-44'-32" West, 25.00 feet to a concrete monument to be set;

Thence, generally Westerly by said above described parcel and a circular curve deflecting to the left an arc distance of 134.52 feet to a concrete monument to be set and said Sanford Road, the chord of said curve bearing South 81°-07'-49" West, 132.53 feet, the radius of said curve being 175.00 feet;

Thence, South 29°-29'-49" East, 50.12 feet by said Sanford Road to the point of beginning.

The above bearings refer to Grid North on the Maine State Plane Coordinate System, Maine West Zone 4101, FIPS Zone 1802, North American Datum 1983.

The above described iron rods set are 5/8 inch with plastic survey cap marked "**CNR POST LAND SURV PLS 1350**"

The above described iron rods to be set will be 5/8 inch with plastic survey cap marked "**CNR POST LAND SURV PLS 1350**"

The above described concrete monuments to be set will be 4 inch by 4 inch with plastic survey cap marked "**PLS 1350**"

The above described concrete monuments set are 4 inch by 4 inch with plastic survey cap marked "**PLS 1350**"

The above description was prepared from "**Plan Showing A Boundary Survey For Jackson Drysdale, LLC**" dated October 11, 2022 and surveyed by Corner Post Land Surveying, Inc.

Being a portion of the premises conveyed to the Grantors herein by warranty deed of Paula C. Hilton and David P. Hilton dated February 15 2002 and recorded in the York County Registry of Deeds in Book 11389, Page 175; reference is further made to deed from Jackson, Drysdale & Associates L.L.C. to the Grantor herein to be recorded herewith in the York County Registry of Deeds.

WITNESS my hand this 14 day of October, 2022.

Lani L. Hilton Kelley

STATE OF RHODE ISLAND
COUNTY OF Washington October 14, 2022

Personally appeared the above named Lani L. Hilton Kelley and acknowledged the foregoing instrument to be her free act and deed.

Before me,

LOIS A. BUCK
Notary Public-State of Rhode Island
My Commission Expires
02-20-2024

Notary Public October 14, 2022

WITNESS my hand this _____ day of October, 2022.

Darin D. Hilton

STATE OF TEXAS
COUNTY OF _____ October _____, 2022

Personally appeared the above named Darin D. Hilton and acknowledged the foregoing

WITNESS my hand this 17th day of October, 2022.

N/A

Darin D. Hilton

STATE OF TEXAS
COUNTY OF Galveston

October 17th, 2022

Personally appeared the above named Darin D. Hilton and acknowledged the foregoing instrument to be his free act and deed.

Before me,

SEAN P. LARA
NOTARY PUBLIC
STATE OF TEXAS
ID #131699955
EXPIRES 08-27-2026

Notary Public