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INSTR#: 2016026000 DEBRA ANDERSON
RECEIVED YORK SS REGISTER OF DEEDS
E-RECORDED

DLN: 1001640008525

Warranty Deed
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, Richard LaCapra and Wendy G. LaCapra, both having a mailing address of 520 West 110th Street, New York, New York 10025, for valuable consideration paid, by **Jodi T. Pearson-Kolosey,** with a mailing address of 306 Atlantic Avenue, Wells, Maine 04090, the receipt and sufficiency whereof is hereby acknowledged, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY, unto the said **Jodi T. Pearson-Kolosey,** her heirs and assigns, with ***WARRANTY COVENANTS,*** a certain lot or parcel of real property situated in the Town of Wells, County of York, State of Maine, bounded and described as follows:

PROPERTY DESCRIBED IN "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF

MAINE REAL ESTATE TRANSFER TAX PAID

Meaning and intending to convey the same premises conveyed to Richard LaCapra and Wendy G. LaCapra, as joint tenants, by virtue of a deed from Deborah S. Collamati dated Arpil 8, 2010 and recorded in the Younty Registry of Deeds at Book 15843, Page 692.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Witness our hands and seals this 29 day of June, 2016.

N/A
WITNESS

Richard LaCapra

N/A
WITNESS

Wendy G. LaCapra

STATE OF New York
COUNTY OF KINGS

Personally appeared before me on this 29 day of June, 2016 the above named Richard LaCapra and Wendy G. LaCapra and acknowledged the foregoing instrument to be their free act and deed.

Notary Public/Attorney At Law
MERARI CHEVERE
Print Name

MERARI CHEVERE
Notary Public - State of New York
NO. 01CH6100972
Qualified in Kings County
My Commission Expires Nov 3, 2019

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EXHIBIT A

A certain lot or parcel of land, with any buildings thereon, situated in Wells, County of York and State of Maine, lying on the Northwesterly side of the "Landing Road," so called, being more particularly bounded and described as follows:

Beginning at the Northwesterly corner of land formerly of Fred W. Gerry, now or formerly of one Carlow, at said road;

Thence Northwesterly by the said road eighty-eight (88) feet to a corner at land formerly of Richard Matthews, later of the heirs of Raymond Kennedy, now of Louie Kennedy;

Thence turning and running Northeasterly by land now or formerly of Louie Kennedy, two hundred ninety-seven and twenty-seven hundredths (297.27) feet to land formerly of Lindsey Heirs, or owner;

Thence Southeasterly by land of said Lindsey Heirs, or owner, one hundred thirty-five (135) feet to land formerly of Fred W. Gerry et al, now or formerly of one Carlow, at a corner;

Thence Southwesterly by the last named land to the point of beginning.

The above described premises being a portion of Lot Number Sixty-Six (66) as shown and delineated on Plan of Ocean View Farm, which plan is on file in the York County Registry of Deeds, Plan Book 9, Page 28.

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