Doc# 2012012422
Bk 16286 Pg 819 - 820
Received York SS
03/23/2012 2:28PM
Debra L. Anderson
Register of Deeds

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT: That Northeast Trading Corporation of 28 Woodside Lane, Freeport, ME 04033, for consideration paid grant(s) to Paula J. Gath and Jeffrey T. Cook, of 35 Summer Street #27, Northfield NH 03276, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

A certain lot or parcel of land with all improvements thereon, situated westerly of State Route #5, so-called, but not adjoining, in the Town of Waterboro, County of York and State of Maine, being more particularly bounded and described as follows:

Beginning at a set 5/8" reinforcing rod with yellow plastic cap marked "METCALF #2081" in the northerly sideline of the lands now or formerly of Louis G. Bureau, as described in the deed recorded in the York County Registry of Deeds in Book 3863, Page 18, at the lands now or formerly of Kevin E. Owen et al, as described in the deed recorded in said Registry in Book 9400, Page 189, said set reinforcing rod being S 49° 06' 41" W, as measured along the division line between the lands of said Owen and the lands of said Bureau, three hundred eighty-five and thirty-five hundredths (385.35) feet from a found 5/8" reinforcing rod with yellow plastic cap marked "METCALF #2081" in the apparent southerly sideline of said State Route #5;

Thence N 63° 05' 37" W, along the lands of said Owen, in part by the southerly sideline of a fifty and no hundredths (50.00) foot wide right of way to access the parcel herein described, three hundred and no hundredths (300.00) feet to a set 5/8" reinforcing rod with yellow plastic cap marked "METCALF #2081";

Thence S 49° 06' 41" W, along the lands of said Owen, five hundred eighty-four and no hundredths (584.00) feet to a set 5/8" reinforcing rod with yellow plastic cap marked "METCALF #2081";

Thence S 63° 05' 37" E, along the lands of said Owen, three hundred and no hundredths (300.00) feet to a set 5/8" reinforcing rod with yellow plastic cap marked "METCALF #2081";

Thence N 49° 06' 41" E, along the lands of said Owen, three hundred fourteen and fifteen hundredths (314.15) feet to a found 1 1/2" x 1 1/2" angle iron rod at the lands of said Bureau;

Thence N 49° 06' 41" E, along the lands of said Bureau, two hundred sixty-nine and eighty five hundredths (269.85) feet to the point of beginning.

Containing 3.72 acres, more or less.

Together with and subject to the right, in common with others, along with the responsibility to jointly maintain, a fifty and no hundredths (50.00) foot right of way, for ingress, egress and utilities, from the westerly sideline of said State Route #5 to the parcel herein described, being more particularly bounded and described in deed dated July 29, 2002 and recorded in the York County Registry of Deeds in Book 11865, Page 236.

MAINE R.E. TRANSFER TAX PAID

Phenix Title Services LLC
119 Middle Street
Portland, ME 04101

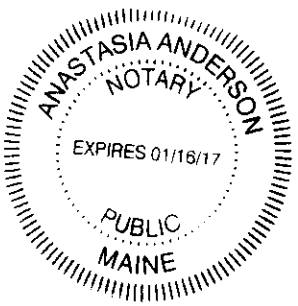
Reference is hereby made to a deed to Northeast Trading Corporation by virtue of a warranty deed from Bethany L. Nichols dated 07/14/2011 and recorded at the York County Registry of Deeds in Book 16127, Page 95.

Executed this 21st day of March, 2012.

Northeast Trading Corporation, George Denny, President

State of Maine
County of York March 21, 2012

Then personally appeared on this 21st day of March, 2012, George Denny, duly authorized on behalf of Northeast Trading Corporation, and acknowledged that he/she/they executed the same for the purposes contained therein.



Notary Public/Justice of the Peace
Commission expiration:

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