DLN: <u>1002</u>040099983

PROCESSED ONLINE.

Registry	SAGADAHOC
Date Recorded	06/30/2020
Time Recorded	08:49:00 AM
ransfer Tax Amount	\$352.00
Document Number	2020r-04440
Book	2020
Page	4440
BOOK/PAGE - F	REGISTRY USE ONLY

	E-PROCESS.	Do not use red ink.		Time Recorded	00.49.00 AM
				Transfer Tax Amount	\$352.00
1. County SAGA	DAHOC			Document Number	2020r-04440
2. Municipality BAT	U			Book	2020
DA1	П			Page	4440
3. GRANTEE/PURCH	IASER			BOOK/PAGE - R	EGISTRY USE ONLY
3a. Last name, first name					3b. SSN or federal ID
MARION CAP	PITAL LLC,				
3c. Last name, first name	e, MI; or business name				3d. SSN or federal ID
3e. Mailing address after	purchasing this property		3f. Municipality		3g. State 3h. ZIP Code
7 MARION ST			PORTLAND		ME 04101
4. GRANTOR/SELLER			TORTERIO		1112 01101
4a. Last name, first name					4b. SSN or federal ID
U.S. BANK TR	RUST NATIONA	AL ASSOCIATION,	, AS TRUSTEE	OF,	
4c. Last name, first name	MI: or Rusiness name				4d. SSN or federal ID
To. East Harris, mot harris	, wit, or Business riams				4d. OON OF lederal ID
4 - Mailing adduses			45 BA uninimality		An Chata Ab ZID Cada
4e. Mailing address	ICING CORP 32	22 5TH C	4f. Municipality EUREKA		4g. State 4h. ZIP Code CA 95501
				. Eh Timo of proportion	
5. PROPERTY 5a.	Map Block	Lot Sub-lot 122	Check any that app X No maps exist	number that best descr	ibes the prop-
	21	122	Multiple parcel	erty being sold (see ins	di detions).
5c. Physical location			Portion of parc	el 5d	l. Acreage (see instructions)
			1 orden of pare		
36 DRUMMER	R STREET, BAT	H, MAINE	Not applicable		0.00
6. TRANSFER TAX	·	CH, MAINE e transfer is a gift, enter "0")	Not applicable		0.00 \$80,000 .00
	6a. Purchase price (If the	e transfer is a gift, enter "0")	Not applicable	6a.	\$80,000 .00
6. TRANSFER TAX	6a. Purchase price (If the	e transfer is a gift, enter "0")	Not applicable "0" or a nominal value on	6a. line 6a) 6b.	\$80,000 .00
	6a. Purchase price (If the	e transfer is a gift, enter "0")	Not applicable "0" or a nominal value on	6a. line 6a) 6b.	\$80,000 .00
6. TRANSFER TAX	6a. Purchase price (If the	e transfer is a gift, enter "0") nter a value only if you entered r grantor or grantee is claiming	Not applicable "0" or a nominal value on exemption from transfer ta	ine 6a) 6b. ax and enter explanation below	\$80,000 .00
6. TRANSFER TAX 6c. Exemption claim - 7. DATE OF TRANSF	6a. Purchase price (If the 6b. Fair market value (Ed. Check the box if either	e transfer is a gift, enter "0") nter a value only if you entered r grantor or grantee is claiming 8. CLASSIFIED. WARNIN	"0" or a nominal value on exemption from transfer ta	ine 6a) 6b. Ix and enter explanation below roperty is classified as farr	\$80,000 .00
6. TRANSFER TAX 6c. Exemption claim -	6a. Purchase price (If the 6b. Fair market value (Ed. Check the box if either	e transfer is a gift, enter "0") nter a value only if you entered r grantor or grantee is claiming	"0" or a nominal value on exemption from transfer to G TO BUYER - If the por working waterfront, a	ine 6a) 6b. Ix and enter explanation below roperty is classified as farr substantial financial pena	\$80,000 .00
6. TRANSFER TAX 6c. Exemption claim - 7. DATE OF TRANSFI 06-29-2020 9. SPECIAL CIRCUM	6a. Purchase price (If the 6b. Fair market value (En Check the box if either ER (MM-DD-YYYY)	e transfer is a gift, enter "0") nter a value only if you entered r grantor or grantee is claiming 8. CLASSIFIED. WARNING open space, tree growth, of be triggered by development	"0" or a nominal value on exemption from transfer to G TO BUYER - If the por working waterfront, agent, subdivision, partitions with 10. IN	ine 6a)	\$80,000 .00 .00 .00 .00 .00 .00 .00 .00 .00
6. TRANSFER TAX 6c. Exemption claim - 7. DATE OF TRANSFI 06-29-2020 9. SPECIAL CIRCUM: the transfer that suggestions are suggested.	6a. Purchase price (If the 6b. Fair market value (En Check the box if eithe ER (MM-DD-YYYY) STANCES. Were thereest the price paid was	e transfer is a gift, enter "0") nter a value only if you entered r grantor or grantee is claiming 8. CLASSIFIED. WARNING open space, tree growth, obe triggered by development	"0" or a nominal value on exemption from transfer to grow working waterfront, a ent, subdivision, partition withhous with	ine 6a)	\$80,000 .00 .00 .00 .00 .00 .00 .00 .00 .00
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6. TRANSFER TAX 6c. Exemption claim - 7. DATE OF TRANSF 06-29-2020 9. SPECIAL CIRCUM the transfer that sugge market value? If yes, of	6a. Purchase price (If the 6b. Fair market value (Ei Check the box if eithe ER (MM-DD-YYYY) STANCES. Were there est the price paid was check the box and entered the price paid was check the price paid was check the box and entered the price paid was check the price	e transfer is a gift, enter "0") Inter a value only if you entered or grantor or grantee is claiming 8. CLASSIFIED. WARNING open space, tree growth, component of the triggered by development of the enterprise of the component of the enterprise of the component of the co	"0" or a nominal value on exemption from transfer to be a continuous or	roperty is classified as farr substantial financial penain, or change in use. COME TAX WITHHELD. T Id Maine income tax becauseller has qualified as a Maiwaiver has been received onsideration for the proper te transfer is a foreclosure	\$80,000 .00 .00 .00 mland, lty may CLASSIFIED The buyer is not required to use: ne resident from the State Tax Assessor ty is less than \$50,000 sale
6. TRANSFER TAX 6c. Exemption claim - 7. DATE OF TRANSF 06-29-2020 9. SPECIAL CIRCUM: the transfer that sugges market value? If yes, of A Waiver has b	6a. Purchase price (If the 6b. Fair market value (Ei Check the box if eithe ER (MM-DD-YYYY)) STANCES. Were there est the price paid was check the box and entered entered from the entered entered from the entered entered entered from the entered	e transfer is a gift, enter "0") Inter a value only if you entered or grantor or grantee is claiming. 8. CLASSIFIED. WARNING open space, tree growth, component of the best of the component of the compon	"0" or a nominal value on exemption from transfer to be rewriting waterfront, a ent, subdivision, partition withhous Water Sor Control of the	ine 6a)	\$80,000 .00 .00 .00
6. TRANSFER TAX 6c. Exemption claim - 7. DATE OF TRANSF 06-29-2020 9. SPECIAL CIRCUM: the transfer that sugges market value? If yes, of A Waiver has b	6a. Purchase price (If the 6b. Fair market value (El Check the box if either ER (MM-DD-YYYY)) STANCES. Were there est the price paid was check the box and entered entered from the entered entered entered from the entered	e transfer is a gift, enter "0") Inter a value only if you entered a grantor or grantee is claiming. 8. CLASSIFIED. WARNING open space, tree growth, on the triggered by developments and special circumstances either more or less than its per explanation below. X In the State Tax Ass 36 M.R.S. § 4641-K, I declaiments a grant of the state of the s	"0" or a nominal value on exemption from transfer to be or working waterfront, a cent, subdivision, partition withhout the company of the com	ine 6a)	\$80,000 .00 .00 .00
6. TRANSFER TAX 6c. Exemption claim - 7. DATE OF TRANSFI 06-29-2020 9. SPECIAL CIRCUM: the transfer that sugges market value? If yes, or A Waiver has b 11. OATH. Aware of pet to the best of my know tion provided by Grant	6a. Purchase price (If the 6b. Fair market value (El Check the box if either ER (MM-DD-YYYY) STANCES. Were there est the price paid was check the box and entered entered from the entered entered entered from the entered e	e transfer is a gift, enter "0") Inter a value only if you entered or grantor or grantee is claiming. 8. CLASSIFIED. WARNING open space, tree growth, on the betriggered by development of the triggered by developmen	"0" or a nominal value on exemption from transfer to be or working waterfront, a cent, subdivision, partition withhout the company of the com	ine 6a)	\$80,000 .00 .00 .00
6. TRANSFER TAX 6c. Exemption claim - 7. DATE OF TRANSFI 06-29-2020 9. SPECIAL CIRCUM the transfer that sugge market value? If yes, of A Waiver has b 11. OATH. Aware of pe to the best of my know tion provided by Grant constitutes a legal sign	6a. Purchase price (If the 6b. Fair market value (El Check the box if either ER (MM-DD-YYYY) STANCES. Were there est the price paid was check the box and entered entered from the entered entered entered from the entered e	e transfer is a gift, enter "0") Inter a value only if you entered or grantor or grantee is claiming. 8. CLASSIFIED. WARNING open space, tree growth, on the betriggered by development of the entered of the en	"0" or a nominal value on exemption from transfer to be a control of the port working waterfront, a cont, subdivision, partition withhout the port working waterfront, a cont, subdivision, partition withhout the port working waterfront, a control of the port working waterfront, and the port working waterfront withhout the port working waterfront withhout the port waterfront waterfron	ine 6a)	\$80,000
6. TRANSFER TAX 6c. Exemption claim - 7. DATE OF TRANSF 06-29-2020 9. SPECIAL CIRCUM: the transfer that sugge market value? If yes, of A Waiver has b 11. OATH. Aware of pet to the best of my know tion provided by Grant constitutes a legal sign PREPARER. Name of	6a. Purchase price (If the 6b. Fair market value (En Check the box if either ER (MM-DD-YYYY) STANCES. Were there est the price paid was check the box and entered entered from the entered entered from the entered e	e transfer is a gift, enter "0") Inter a value only if you entered or grantor or grantee is claiming. 8. CLASSIFIED. WARNING open space, tree growth, on the betriggered by development of the entered of the en	"0" or a nominal value on exemption from transfer to be a control of the port working waterfront, a cont, subdivision, partition withhout the port working waterfront, a cont, subdivision, partition withhout the port working waterfront, a control of the port working waterfront, and the port working waterfront withhout the port working waterfront withhout the port waterfront waterfron	ine 6a)	\$80,000

2020R-04440

TRANSFER TAX PAID BOOK - PAGE SAGADAHOC COUNTY MAINE LYNN C MOORE, REGISTRAR

E-RECORDED ON DLN: 1002040099983 06/30/2020 08:49 AM PAGES: 3

RECORDATION REQUESTED BY/RETURN TO: 36 DUMMER STREET BATH, ME 04530

SEND TAX NOTICES TO: 36 DUMMER STREET BATH, ME 04530

FOR RECORDER'S USE ONLY

WARRANTY DEED

For good consideration, I (we) U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE LODGE SERIES III TRUST hereby bargain, deed and convey to MARION CAPITAL LLC AND SEA COVE, LLC the following described land in SAGADAHOC County, State of Maine, free and clear with WARRANTY COVENANTS; to wit:

A certain lot or parcel of land with the buildings thereon, situated in the City of Bath, County of Sagadahoc and State of Maine, on the west side of Dummer Street, and beginning at a stake ten (10) feet northerly from the northeast corner of land formerly of John W. Ballou, now or formerly of Herbert and Glorice Murphy;

THENCE running westerly and parallel with the Murphy lot aforesaid four (4) rods, more or less, to a stone set in the ground;

THENCE northerly by land formerly of Elias H. Walker, now or formerly of Murton and Christina Cousins, about fifteen (15) feet to a stone set in the ground;

THENCE more northerly by the Cousins lot thirty (30) feet, more or less, to a stone and to land formerly of Samuel Webber, now or formerly of Lawrence and Natalie Roy;

THENCE easterly by the Roy lot to Dummer Street;

THENCE southerly by said Dummer Street fifty (50) feet, more or less, to the first mentioned bounds.

APN: N/A

Property Address: 36 DUMMER STREET, BATH, ME 04530

The Grantor for itself, and its successors in interest do/does by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor(s) and not otherwise, Grantor(s) will forever warrant and defend the said described real estate.

IN WITNESS WHEREOF, the said Grantor has signed these presents.

U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE LODGE SERIES III TRUST BY SN SERVICING CORPORATION, ITS ATTORNEY IN FACT

Name: [Signers Name]	Robin P Arci
Its: [Signers Title]	Resident

Date: [Execution Date] June 23, 2020

State of Maine			
County of	, ss	(date)	
instrumen (16, be his/her Before me, 7/		re of Notary)	, and acknowledged the foregoing e act and deed of said corporation.
Notary Public, State of		name of Notary)	
My commission expires			

This instrument was prepared by NATHAN BELL, Attorney at Law O/B/O BC LAW FIRM, P.A. 59 A CONAEFER LANE UNITY, ME 04988

CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.	
State of California)	
County of HUMBOLDT)	
On June 23, 2020 before me, Michelle Nort	on, Notary Public ,
personally appeared ROBIN P. ARKLEY II	
who proved to me on the basis of satisfactory evidence to be the perso the within instrument and acknowledged to me that he she/the authorized capacity(ies), and that by his/her/their signature(s) on the upon behalf of which the person(s) acted, executed the instrument.	y executed the same in his/her/their
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.	Michelle Norton Comm. #2224400 Notary Public California Humboldt Courity Comm. Expires Jan. 3, 2022
Signature Model Scale	(Seal)
Optional Information Although the information in this section is not required by law, it could prevent fraudulent removal unauthorized document and may prove useful to persons relying on the attached document.	
Description of Attached Document	
The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of warming to the purpose of	Method of Signer Identification Proved to me on the basis of satisfactory evidence: **To form(s) of identification
containing $\frac{2}{2}$ pages, and dated $\frac{6\cdot 23-2020}{20\cdot 2000}$.	Notarial event is detailed in notary journal on: Page # 19 Entry # 4
The signer(s) capacity or authority is/are as:	Notary contact: 707–476–2690
Individual(s) Attorney-in-Fact Corporate Officer(s) Title(s)	Other Additional Signer(s) Signer(s) Thumbprint(s)
Guardian/Conservator Partner - Limited/General Trustee(s) Other: California notaries may rot Trustee(s) Name(s) of Person(s) or Entity(les) Signer is Representing	
representing Californiae repr	
Name(s) of Person(s) or Entity(ies) Signer is Representing	

DLN: 1002040100067

PROCESSED ONLINE.

MAINE REAL ESTATE TRANSFER TAX DECLARATION

Registry SAGADAHOC Date Recorded __06/30/2020 09:02:00 AM

DO NOT R	E-PROCESS.	Form Ri	בווט	Time Recorded	09.02.00 AW
		Do not use red ink.		Transfer Tax Amount	\$814.00
1. County SAGA	DAHOC			Document Number	2020r-04443
2. Municipality RAT	ru			Book	2020
2. Municipality BA7	. П			Page	4443
3. GRANTEE/PURC	HASER			BOOK/PAGE - R	EGISTRY USE ONLY
	ne, MI; or business name				3b. SSN or federal ID
MOREAU, D	Y LAN J ne, MI; or business name				3d. SSN or federal ID
	AU, ABIGAIL C	, ,			Su. SSN of lederal ID
	er purchasing this property	,	3f. Municipality		3g. State 3h. ZIP Code
1 OLD SLOO			BATH		ME 04530
4. GRANTOR/SELLE			211111		3.22
	me, MI; or business name				4b. SSN or federal ID
BILLINGTON	I, ARLENE R				
4c. Last name, first nam	ne, MI; or Business name				4d. SSN or federal ID
	,,				id. Server leading is
4e. Mailing address			4f. Municipality		4g. State 4h. ZIP Code
1 ORCHARD	ΙΔΝΕ		BATH		ME 04530
	. Map Block	Lot Sub-lot	Check any that app	ply 5b. Type of property - e	
J. FROFERIT Ja.	14	66	No maps exist	number that best descr	ibes the prop-
			Multiple parcel	ls	
5c. Physical location	DIANE		Portion of parc		I. Acreage (see instructions)
1 OLD SLOO	PLANE		Not applicable		0.00
6. TRANSFER TAX	6a. Purchase price (If the	e transfer is a gift, enter "0")		6a.	\$185,000 .00
	6b. Fair market value (E	nter a value only if you entered "	0" or a nominal value on	line 6a) 6b.	■00
6c. Exemption claim -	Check the box if either	r grantor or grantee is claiming e	xemption from transfer ta	ex and enter explanation below	
co. Exemption dam	Chock the box in oldino	r grantor or grantoo to olaming c	xompton nom transfer to	ax and ontor explanation below	•
		0 01 4001FIED WARNING	TO DUNCED IN		
7. DATE OF TRANSP		8. CLASSIFIED. WARNING open space, tree growth, or			Itv mav
06-29-2020		be triggered by developme			CLASSIFIED
		e any special circumstances either more or less than its f		COME TAX WITHHELD. T old Maine income tax becau	he buyer is not required to use:
	check the box and ent			eller has qualified as a Mai	ne resident
					from the State Tax Assessor
				onsideration for the proper ne transfer is a foreclosure	* '
11. OATH. Aware of p	penalties as set forth in	36 M.R.S. § 4641-K, I declar	e that I have reviewed	d this return with the Grant	or(s) and Grantee(s) and
to the best of my kno	wledge and belief the ir	nformation contained herein and of which preparer has ar	s true, correct and co	mplete. Declaration of prep	parer is based on informa-
constitutes a legal sig	anature.	• •			or an electronic form return
PREPARER. Name o	f preparer: MELISSA	A CUMMINGS	Phone number	r: (207) 553-2190	
Mailing address:	25 SPRING STE	REET SHITE A	Empil address	: missy@treworgy-bal	dacci.com
		EEI, SCIIE II	Email address	. Illissy & are wergy star	
	SCARBOROUC		Fax number:_	,	Rev. 11/18

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2020R-04443
TRANSFER TAX PAID
BOOK - PAGE
SAGADAHOC COUNTY MAINE
LYNN C MOORE, REGISTRAR

LYNN C MOORE, REGISTRAR E-RECORDED ON 06/30/2020 09:02 AM PAGES: 2

WARRANTY DEED

ARLENE R. BILLINGTON, of Bath, County of Sagadahoc and State of Maine

FOR CONSIDERATION PAID - GRANTS TO

DYLAN J. MOREAU and **ABIGAIL G. COTE-MOREAU**, both of Bath, County of Sagadahoc and State of Maine (with a mailing address of 58 South Street, Bath, Maine 04530)

WITH WARRANTY COVENANTS AS JOINT TENANTS the land in Bath, County of Sagadahoc and State of Maine:

A certain lot or parcel of land, together with the buildings thereon, situated in Bath, in the County of Sagadahoc and State of Maine, being bounded and described as follows:

BEING Lot No. 15 on plan entitled "Colonial Village of Bath, Inc.," prepared by Wright, Pierce, Barnes & Wyman Engineers, dated October, 1967, and recorded in the Sagadahoc County Registry of Deeds in Plan Book 8, Page 39A; reference may be had to said Plan for a more particular description of the premises hereby conveyed.

Meaning and intending to convey and hereby conveying all and the same premises conveyed to Robert G. Billington and Arlene R. Billington by Warranty Deed of Clarence N. Pelletier, Jr. and Joan K. Pelletier dated August 30, 1982 and recorded in the Sagadahoc County Registry of Deeds in Book 612, Page 271.

Reference is further made to a Warranty Deed to Grantor by Robert G. Billington dated January 6, 2015 and recorded in the Sagadahoc County Registry of Deeds, Document 2015R-00089.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereto belonging to the said GRANTEES their heirs and assigns.

WITNESS my hand and seal this \(\(\lambda_{\text{t}}^{\text{t}} \) day of _	Usa, 2020.
	arlene R. Bulington ARLENE R. BILLINGTON

Sagadahoc, ss.	
Then on this 20 day of day of ARLENE R. BILLINGTON and acknowledged the	, 2020 personally appeared the above-named foregoing instrument to be her free act and deed,
	Jessica R. Avery, Attorney at Law Bar #9228

STATE OF MAINE

DLN: <u>100204</u>0100231

PROCESSED ONLINE.

Registry	SAGADAHOC
Date Recorded	06/30/2020
Time Recorded	02:37:00 PM
Fransfer Tax Amount	\$858.00
Document Number	2020r-04463
Book	2020
Page	4463
BOOK/PAGE - R	EGISTRY USE ONLY

DO NOT RI	E-PROCESS.	Form RETTD		Time Recorded	02:37:00 PM
		Do not use red ink.		Transfer Tax Amount	\$858.00
1. County SAGA	DAHOC			Document Number	2020r-04463
				Book	2020
2. Municipality BAT	H			Page	4463
3. GRANTEE/PURCH	HASER			BOOK/PAGE - R	EGISTRY USE ONLY
3a. Last name, first name					3b. SSN or federal ID
	CHRISTOPHER				
3c. Last name, first name	e, MI; or business name				3d. SSN or federal ID
3e. Mailing address after	purchasing this property		3f. Municipality		3g. State 3h. ZIP Code
511 WEST ELI			LAUREL SPI	RINGS	NJ 08021
4. GRANTOR/SELLE	 R				
4a. Last name, first nam	e, MI; or business name				4b. SSN or federal ID
CRIBB, CARA	J				
4c. Last name, first name	e, MI; or Business name				4d. SSN or federal ID
CRIBB, BRIAN	NK				
4e. Mailing address			4f. Municipality		4g. State 4h. ZIP Code
90 MUIRFIEL	D ROAD		BURLINGTO	N	VT 05408
5. PROPERTY 5a.	Map Block	Lot Sub-lot	Check any that app		
	26	21	No maps exist	erty being sold (see ins	, , , , , , , , , , , , , , , , , , , ,
5c. Physical location			Multiple parcel Portion of parce	_	I. Acreage (see instructions)
906 HIGH STR	REET		Not applicable		0.00
6. TRANSFER TAX	6a Purchasa prica (If the	e transfer is a gift, enter "0")		62	\$104,000
	oa. I dichase phoe (ii the	transfer is a girt, effect o j		da.	\$194,900
	6b. Fair market value (E	nter a value only if you entered "	0" or a nominal value on	line 6a) 6b.	■00
6c. Exemption claim -	Check the box if eithe	r grantor or grantee is claiming e	exemption from transfer ta	ax and enter explanation below	v.
7. DATE OF TRANSF	ER (MM-DD-YYYY)	8. CLASSIFIED. WARNING open space, tree growth, o			
06-30-2020		be triggered by developme			CLASSIFIED
9. SPECIAL CIRCUM	STANCES. Were there	any special circumstances	with 10. IN	COME TAX WITHHELD. T	he buyer is not required to
	est the price paid was check the box and ente	either more or less than its f er explanation below.		eller has qualified as a Mai	
				·	from the State Tax Assessor
				onsideration for the proper ne transfer is a foreclosure	
11 OATH Aware of po	enalties as set forth in	36 M.R.S. § 4641-K, I decla			
to the best of my know	vledge and belief the ir	formation contained herein	is true, correct and co	mplete. Declaration of prep	parer is based on informa-
constitutes a legal sign	nature.	and of which preparer has ar	,		or an electronic form return
PREPARER. Name of	preparer: ANGEL E	BRUADWATER		r: (207) 729-9740	
Mailing address: _	P.O. BOX 924		Email address	angel@broadwaterla	w.org
_	BRUNSWICK,	ME 04011	Fax number:_		Ray 11/18

2020R-04463

TRANSFER TAX PAID
BOOK - PAGE
SAGADAHOC COUNTY MAINE
LYNN C MOORE, REGISTRAR
E-RECORDED ON
06/30/2020 02:37 PM
PAGES: 2

DLN: 1002040100231

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **Brian K. Cribb and Cara J. Cribb**, of Burlington, County of Chittenden, State of Vermont, for consideration paid, grants to **Christopher Jonathan Anderson**, individually, with a mailing address of 906 High Street, Bath, Maine 04530 ("Grantee")

with WARRANTY COVENANTS

The real property situated in Bath, County of Sagadahoc and State of Maine, more particularly described as:

A certain lot or parcel of land with the buildings thereon, situated on the westerly side of High Street in Bath, County of Sagadahoc and State of Maine, bounded and described as follows:

Easterly by High Street, southerly by land now or formerly owned or occupied by H.B. Luce; westerly by a line parallel with said High Street and six feet (6') westerly from the small barn or stable now or formerly located on the lot hereby intended to be conveyed; and northerly by land formerly owned by one Solovich, now or formerly owned by the Bath Realty Corporation; the dwelling on the above-described lot being numbered 906 on said High Street.

RESERVING to Ruth S. Cushman and her successors in title the rights to use in common with others the driveway, and heretofore used, from High Street across said lot to the remaining land of Ruth S. Cushman situated in the rear of the above-described lot, and ALSO the right to maintain sewer and electric and telephone wires from said remaining lot to High Street.

MEANING AND INTENDING to describe the premises set forth in Deed from Marion E. Robinson (also known as Marion Robinson) and Barbara B. Robinson (also known as Barbara Robinson) to Brian K. Cribb and Cara J. Cribb dated December 30, 2014, and recorded in Book 2014R, Page 1496.

Witness our hands and seals as of this $\frac{1}{2}$ day of June, 2020.

Witness Díaz Cartagena

Brian K. Cribb

Cara J. Cribb

State of Vermont

Chittenden County, ss.

On this day of June, 2020, before me, the undersigned notary public, personally appeared, **Brian K. Cribb and Cara J. Cribb**, who proved to me through satisfactory evidence of identification, which was their Driver's License; State ID; Passport; Other Government Issued ID; Other, to be the persons whose names are signed on the preceding or attached document, and who swore or affirmed to me, under the penalties of perjury, that the contents of said document are truthful and accurate, to the best of their knowledge and belief, and that they signed it voluntarily for its stated purpose as their free act and deed.

My Commission Expires

DLN: 1002040100256

PROCESSED ONLINE.

MAINE REAL ESTATE TRANSFER TAX DECLARATION

SAGADAHOCRegistry Date Recorded 07/01/2020 08.20.00 AM

DO NOT RE-PROCESS.	Form R	ETTD	Time Recorded	08:29:00 AM
	Do not use	red ink.	Transfer Tax Amount	\$490.60
1. County SAGADAHOC			Document Number	2020r-04467
2 Municipality D A TII			Book	2020
2. Municipality BATH			Page	4467
3. GRANTEE/PURCHASER			BOOK/PAGE - R	EGISTRY USE ONLY
3a. Last name, first name, MI; or business name				3b. SSN or federal ID
J.P. MORGAN MORTGAGE A	ACQUISITION COR	RP.,		
3c. Last name, first name, MI; or business name				3d. SSN or federal ID
20 Mailing address ofter purchasing this property		2f Municipality		3g. State 3h. ZIP Code
3e. Mailing address after purchasing this property		3f. Municipality		
1600 SOUTH DOUGLASS RD		ANAHEIM		CA 92806
4. GRANTOR/SELLER				4b. SSN or federal ID
4a. Last name, first name, MI; or business name J.P. MORGAN MORTGAGE A	COLUSTION COR	P		4b. 33N of federal ID
J.I. MORGZIN MORTGZIGE	regularitor con	u .,		
4c. Last name, first name, MI; or Business name				4d. SSN or federal ID
4e. Mailing address		4f. Municipality		4g. State 4h. ZIP Code
1600 SOUTH DOUGLASS RD		ANAHEIM		CA 92806
5. PROPERTY 5a. Map Block	Lot Sub-lot	Check any that app	oly 5b. Type of property - e	ibos the prop
33	195	No maps exist Multiple parcel	erty being sold (see ins	
5c. Physical location		Portion of parcel		. Acreage (see instructions)
16 PLEASANT STREET		Not applicable		0.16
6. TRANSFER TAX			0-	Ф111 110
oa. Fulctiase price (ii the	e transfer is a gift, enter "0")		ба.	\$111,113
6b. Fair market value (Er	nter a value only if you entered	'0" or a nominal value on	line 6a) 6b.	■00
6c. Exemption claim - Check the box if either	grantor or grantee is claiming	exemption from transfer ta	ax and enter explanation below	ı.
7. DATE OF TRANSFER (MM-DD-YYYY)	8. CLASSIFIED. WARNING	G TO BUYER - If the p	roperty is classified as farr	mland,
06-30-2020	open space, tree growth, obe triggered by developme	r working waterfront, a	substantial financial pena	
9. SPECIAL CIRCUMSTANCES. Were there			<u> </u>	he buyer is not required to
the transfer that suggest the price paid was	either more or less than its t		ld Maine income tax becau	
market value? If yes, check the box and enter	er explanation below.		eller has qualified as a Mai	
			waiver has been received onsideration for the proper	from the State Tax Assessor
			ne transfer is a foreclosure	
11. OATH. Aware of penalties as set forth in	36 M.R.S. § 4641-K, I decla	re that I have reviewed	d this return with the Grant	or(s) and Grantee(s) and
to the best of my knowledge and belief the in tion provided by Grantor(s) and Grantee(s) a				
constitutes a legal signature.				S. a.i Globa officioni letturi
PREPARER. Name of preparer: EDWARD	LANGE	Phone number	: (207) 775-6223 Ext	
Mailing address:707 SABLE OA	KS DR	Email address	elange@logs.com	
SOUTH PORTL	AND, ME 04106	Fax number:		

2020R-04467

TRANSFER TAX PAID
BOOK - PAGE
SAGADAHOC COUNTY MAINE
LYNN C MOORE, REGISTRAR
E-RECORDED ON
07/01/2020 08:29 AM

PAGES: 9

FORECLOSURE DEED

KNOW ALL BY THESE PRESENT, that J.P. Morgan Mortgage Acquisition Corp., with a mailing address of c/o Carrington Mortgage Services, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 (GRANTOR), for consideration paid, the receipt of which is hereby acknowledged, does hereby give, grant, convey and release unto J.P. Morgan Mortgage Acquisition Corp., with a mailing address of c/o Carrington Mortgage Services, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 (GRANTEE) its successors and assigns forever, that certain lot or parcel of land, with any buildings thereon, located at 16 Pleasant Street, Bath, Sagadahoc County, Maine, 04530, as more fully described in Exhibit A attached hereto and fully incorporated herein by reference.

BEING THE SAME PREMISES described in a Mortgage Deed of Ashley M. Campbell, dated May 30, 2014 and recorded in the Sagadahoc County Registry of Deeds in Book 3598, Page 75, which mortgage was foreclosed by civil action pursuant to 14 M.R.S. §6321 et seq. in Maine District Court, West Bath Docket No. WESDC-RE-18-63, entitled J.P. Morgan Mortgage Acquisition Corp. v. Ashley M. Campbell. Evidence of compliance with 14 M.R.S. §6323(1) is attached hereto.

IN WITNESS WHEREOF, the said J.P. Morgan Mortgage Acquisition Corp., has caused these presents to be signed and sealed this 11 day of 110e, 2020. J.P. Morgan Mortgage Acquisition Corp. by Carrington Mortgage Services, LLC as attorney-infact pursuant to attached Limited power of Attorney By: Date: Print Name: Elizabeth Gonzale Title: Default Fulfillment Manager STATE OF **COUNTY OF** , personally appeared before me the above-On this date of on behalf of Carrington Mortgage named Services, LLC as attorney-in-fact for J.P. Morgan Mortgage Acquisition Corp. and acknowledged the foregoing to be his/her free act and deed. See Attached Notary Public Print Name: My commission Expires:

18-02551

DLN: 1002040100256

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

CALIFORNIA ALL – PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Orange

On ________before me, Clara Gaytan, Notary Public, personally appeared, Elizabeth Gonzales, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/ her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature (Seal)

Commission Expires: May 19, 2021



ADDITIONAL OPTIONAL INFORMATION

TOYECOSUYE DECO (Title or description of attached document) 4000283360
(Title or description of attached document continued)
Number of Pages Document Date
(Additional information)

CAPAC	CITY CLAIMED BY THE SIGNER
	Individual (s)
	Corporate Officer
	(Title)
	Partner(s)
	Attorney-in-Fact
	Trustee(s)
	Other

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and anach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which
 must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Priat the name(s) of document signer(s) who personally appear at the time of notarization.
- The notary seal impression must be clear and photographically reproducible.
 Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - Indicate title or type of attached document, number of pages and date.
 - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- · Securely attach this document to the signed document

Exhibit A

A certain lot or parcel of land, together with the buildings thereon, situated in Bath, in the County of Sagadahoc and State of Maine, bounded and described as follows, to wit:

Beginning at the northeast corner of land now or formerly of John Green; THENCE on a lane or street easterly seventy-one and one-half (71 ½) feet, more or less, to land of the late Emerson Batchelder; THENCE turning and running southwesterly by land of said Batchelder and of Curtis to land now or formerly of William Weeks, one hundred two (102) feet, more or less; THENCE turning and running westerly by land of Weeks to the southeast corner of said Green's land; THENCE by land of Green ninety-nine (99) feet, more or less, to the lane or street and point of beginning.

EVIDENCE OF COMPLIANCE WITH 14 M.R.S.A. §6323(1)

In accordance with the Consented Judgment of Foreclosure and Sale with Waiver of Redemption entered September 23, 2019, J.P. Morgan Mortgage Acquisition Corp. caused a Notice of Public Sale to be published in The Times Record on November 7, 2019, November 14, 2019, and November 21, 2019. This newspaper is of general circulation in Sagadahoc County, and the first publication was within the 90-day period provided for by 14 M.R.S.A. §6322. An affidavit of this publication is attached hereto.

Pursuant to the Notice of Public Sale, J.P. Morgan Mortgage Acquisition Corp. convened a sale of the property at 16 Pleasant Street, Bath, ME 04530 on December 12, 2019 at the Law Office of Korde & Associates, P.C., 707 Sable Oaks Dr., Suite 250, South Portland, Maine 04106 and by successive announcements, made to those present, the sale was adjourned weekly until March 19, 2020 at which time the sale was conducted.

At said sale, the property was sold to J.P. Morgan Mortgage Acquisition Corp., as the highest bidder.

Above information supplied by Korde & Associates, P.C., Attorneys for J.P. Morgan Mortgage Acquisition Corp.

Sagadahoc County Maine 2020R-04467 4 of 9

Midcoast Maine's Only Daily Newspaper

Notice

Notice of Public Sale
Docket Number WESDC-RE-18-63

J P Morgan Mortgage Acquisition Corp.

VS

Ashley M. Campbell

The Times Record is a daily newspaper of general circulation in Cumberland and Sagadahoc Counties, Maine. The attached tear sheet is a copy of an advertisement which was published once per week, for three consecutive weeks, in said newspaper in the issues of November 7th, 2019, November 14th, 2019 & November 21st, 2019.

The Times Record is printed and published in the City of South Portland, in Cumberland County, Maine.

Luana Kittle

Luana Kittle

Subscribed and sworn to before me this 21st day of November, 2019.

Notary Public

JEFFREY F. HEWETT

State of Maine
My Commission Expires
January 23, 2022

Public Notice

NOTICE OF PUBLIC SALE

Notice is hereby given that in accordance with the Judgment of Foreclosure and Sale entered September 23, 2019 in the action entitled **J.P. Morgan Mortgage Acquisition Corp. v. Ashley M. Campbell**, by the West Bath District Court, Docket No. WESDC-RE-18-63, wherein the Court adjudged the foreclosure of a mortgage granted by Ashley M. Campbell to Mortgage Electronic Registration Systems, Inc., as nominee for Northeast Bank, its successors and assigns dated May 30, 2014 and recorded in the Sagadahoc County Registry of Deeds in Book 3598, Page 75, the period of redemption having expired, a public sale of the property described in the mortgage will be conducted on **Thursday, December 12, 2019, commencing at 10:15 AM, at the Law Office of Korde & Associates, P.C., 707 Sable Oaks Dr., Suite 250, South Portland, Maine 04106.**

The property is located at 16 Pleasant Street, Bath, Maine.

The sale will be by public auction. All bidders for the property will be required to make a deposit of \$5,000.00 by certified or bank check at the time of the public sale made payable to Korde & Associates, P.C., which deposit is non-refundable as to the highest bidder. The balance of the purchase price shall be paid within forty-five (45) days of the public sale. In the event a representative of the mortgagee is not present at the time and place stated in this notice, no sale shall be deemed to have occurred and all rights to reschedule a subsequent sale are reserved. Additional terms will be announced at the public sale.

Korde & Associates, P.C., 707 Sable Oaks Dr., Suite 250, South Portland, Maine 04106, (207) 775-6223.

18-025519

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that J.P. Morgan Mortgage Acquisition Corp., ("Owner") hereby constitutes and appoints Carrington Mortgage Services, LLC, as servicer (the "Servicer"), its officers, employees and third party vendors, as Owner's true and lawful Attorney-in-Fact, in Owner's name, place and stead and for Owner's benefit, in connection with all mortgage loans serviced by the Servicer solely for the purpose of performing such acts and executing such documents in the name of Owner necessary and appropriate to perform the transactions contemplated thereunder in respect of any of the mortgages or deeds of trust (the "Mortgages" and the "Deeds of Trust" respectively) and promissory notes secured thereby (the "Mortgage Notes") owned by Owner or any of its affiliates (whether the undersigned is named therein as mortgagee or beneficiary or has become mortgagee by virtue of endorsement of the Mortgage Note secured by any such Mortgage or Deed of Trust) and for which Carrington Mortgage Services. LLC is acting as the Servicer.

The said attorney-in-fact, Servicer, is hereby authorized to execute, acknowledge, seal and deliver the following:

- 1. All Deeds of Trust and Mortgage note endorsements, modifications, recordings and rerecordings, lost note affidavits, assignments of Deed of Trust or Mortgage and other recorded documents, satisfactions, releases, conveyances and reconveyances of Deeds of Trust or Mortgages, and subordinations of liens.
- 2. All insurance filings and claims, affidavits of debt, substitutions of trustee, substitutions of counsel, non-military affidavits, notices of rescission, foreclosure deeds, transfer tax affidavits, affidavits of merit, verifications of complaints, notices to quit, bankruptcy declarations for the purpose of filing motions to lift stays, and other documents or notice filings necessary in connection with insurance, foreclosure, bankruptcy and eviction actions, on behalf of Owner.
- 3. With respect to a Mortgage or Deed of Trust, the foreclosure, the taking of a deed in lieu of foreclosure, or the completion of judicial or non-judicial foreclosure or termination, cancellation or rescission of any such foreclosure, including, without limitation, any and all of the following acts:
 - a. the substitution of trustee(s) serving under a Deed of Trust, in accordance with Applicable Law and the Deed of Trust;
 - b. the preparation and issuance of statements of breach or non-performance;
 - c. the preparation and filing of notices of default and/or notices of sale;
 - d. the cancellation/rescission of notices of default and/or notices of sale;
 - e. the taking of deed in lieu of foreclosure; and
 - f. the preparation and execution of such other documents and performance of such other actions as may be necessary under the terms of the Mortgage,

Deed of Trust or Applicable Law to expeditiously complete said transactions in paragraphs 3.a. through 3.e. above.

- 4. With respect to the sale of property acquired through a foreclosure or deed-in lieu of foreclosure, including, without limitation, the execution of the following documentation:
 - a. listing agreements;
 - b. purchase and sale agreements;
 - grant/warranty/quit claim deeds or any other deed causing the transfer of title of the property to a party contracted to purchase same;
 - d. escrow instructions; and
 - e. any and all documents necessary to effect the transfer of property.
- 5. The modification or amendment of escrow agreements established for repairs to the mortgaged property or reserves for replacement of personal property.
- 6. The endorsement on behalf and for the benefit of Owner of any checks or other instruments received by Servicer and made payable to Owner in connection with the Mortgage Loans, which checks or other instruments shall promptly be deposited in the Custodial Account (as defined in the Agreement) in accordance with the terms of the Agreement.

The undersigned gives said Attorney-in-Fact full power: and authority to execute such instruments and to do and perform each and every act and thing necessary and proper to carry into effect the power or powers granted by or under this Limited Power of Attorney as fully as the undersigned might or could do, and hereby does ratify and confirm to all that said Attorney-in-Fact shall be effective as of April 10, 2015.

This appointment is to be construed and interpreted as a limited power of attorney. The enumeration of specific items, rights, acts or powers herein is not intended to, nor does it give rise to, and it is not to be construed as a general power of attorney.

This Limited Power of Attorney is entered into and shall be governed by the laws of the State of California, without regard to the conflicts of law principles of such state.

Third parties without actual notice may rely upon the exercise of the powers granted under this Limited Power of Attorney; and may be satisfied that this Limited Power of Attorney shall continue in full force and effect and has not been revoked unless an instrument of revocation has been made in writing by the undersigned.

as of the date first above written. J.P. Morgan Mortgage Acquisition Corp., as Owner Name: Seth Fenton Vice President I hereby certify this to be a true and exact copy of the original Signed, Sealed and delivered In the Presence of: Signature of Witness 1 Justice Asante Name of Witness 1 Signature of Witness 2 Barry Eiden Name of Witness 2 ACKNOWLEDGEMENT STATE OF NEW YORK)ss. COUNTY OF NEW YORK Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Seth Fenton of J.P. Morgan Mortgage Acquisition Corp., and acknowledged that he/she is duly authorized to sign for J.P. Morgan Mortgage Acquisition Corp., and has the authority to delegate such duties provided in the foregoing instrument. Furthermore, he acknowledged that he signed the foregoing instrument and that the same is his free and voluntary act and deed of said corporation. In testimony and witness whereof, I have hereunto set my hand and seal this of day of Apri

IN WITNESS WHEREOF, the undersigned has executed this Limited Power of Attorney

SHERRYANN D. FERARY Notary Poblic, State of New York Qualified in Queens County No. 01FE6140014 My Commission Expires 03-05-2018 DLN: <u>100204</u>0100473

PROCESSED ONLINE.

Registry	SAGADAHOC
Date Recorded	07/01/2020
Time Recorded	02:42:00 PM
Fransfer Tax Amount	\$770.00
Document Number	2020r-04504
Book	2020
Page	4504
BOOK/PAGE - R	REGISTRY USE ONLY

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1. County SAGA	DAHOC			Document Number	2020r-04504
2. Municipality BAT	rLi			Book	2020
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3. GRANTEE/PURC	HASER			BOOK/PAGE - R	EGISTRY USE ONLY
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3e. Mailing address afte	er purchasing this property		3f. Municipality		3g. State 3h. ZIP Code
13 PLUM LAN	NE		BATH		ME 04530
4. GRANTOR/SELLE	ER .				
·	me, MI; or business name				4b. SSN or federal ID
FORTIN, CHE	RISTOPHER G				
4c. Last name, first nam	ne, MI; or Business name				4d. SSN or federal ID
4e. Mailing address			4f. Municipality		4g. State 4h. ZIP Code
27 GROVE ST	ΓREET		LISBON FAL	LLS	ME 04252
5. PROPERTY 5a.	. Map Block	Lot Sub-lot	Check any that app		
	31	2020R	No maps exist	erty being sold (see ins	71 1
5c. Physical location			Multiple parcel		I. Acreage (see instructions)
13 PLUM LANE			Not applicable		0.00
6. TRANSFER TAX	6a. Purchase price (If the	e transfer is a gift, enter "0")		6a.	\$175,000
6a. Purchase price (If the transfer is a gift, enter "0")					
6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) 6b.					
6c. Exemption claim -	Check the box if eithe	r grantor or grantee is claiming e	exemption from transfer to	ax and enter explanation below	V.
7. DATE OF TRANSF	FER (MM-DD-YYYY)	8. CLASSIFIED. WARNING open space, tree growth, o			
06-30-2020)	be triggered by developme			CLASSIFIED
		e any special circumstances either more or less than its f		COME TAX WITHHELD. T	he buyer is not required to
	check the box and ent		<u></u>	eller has qualified as a Mai	
			A	waiver has been received	from the State Tax Assessor
				onsideration for the proper ne transfer is a foreclosure	
11. OATH, Aware of r	penalties as set forth in	36 M.R.S. § 4641-K, I decla			
to the best of my know	wledge and belief the ir	nformation contained herein	is true, correct and co	mplete. Declaration of prep	parer is based on informa-
constitutes a legal sig	tion provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge. I understand that the submission of an electronic form return constitutes a legal signature.				
PREPARER. Name of	f preparer: JODI MO	KSE		(207) 333-3626	
Mailing address:	223 MAIN STR	EET	Email address	jodi@treworgy-balda	acci.com
	AUBURN, ME	04210	Fax number:_		Rev. 11/18

2020R-04503

TRANSFER TAX PAID
BOOK - PAGE
SAGADAHOC COUNTY MAINE
LYNN C MOORE, REGISTRAR
E-RECORDED ON
07/01/2020 02:42 PM
PAGES: 2

1002040100473

WARRANTY DEED

Christopher G. Fortin of Lisbon Falls, Androscoggin County, Maine, for consideration paid, grant(s) to Jessica C. Ford of Sabattus, Androscoggin County, Maine (whose mailing address is 770 Sabattus Road, Sabattus, ME 04280) with Warranty Covenants, as JOINT TENANTS, the following described real estate:

See "Exhibit A" Attached

For grantors' source of title, reference may be had to a deed from Eric D. Barbato and Angela M. Barbato to the grantor(s) herein, dated May 6, 2020, recorded in Sagadahoc Registry of Deeds, Volume Book 2020R, Page 03145.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness my/our hand(s) and seal(s) this _	30 day of JUNE	, 2020.
WITNESS:	Q/u	
	Christopher G. Fortin	
STATE OF MAINE , ss	June 30th	, 2020

Then personally appeared the above named Christopher G. Fortin and acknowledged the foregoing instrument to be his/her free act and deed.

Before me,

File No.: 2020-3473



Notary Public/Justice of the Peace

Commission Expiration:

ſ

File No: 2020-3473

"Exhibit A"

A certain lot or parcel of land, together with any buildings or improvements thereon, situated in the City of Bath, County of Sagadahoc and State of Maine, bounded and described as follows:

BEGINNING AT a point on the assumed southerly line of the lot of land formerly of Ellen H. Staley, said point lying along the fence as it now exists as of the date of this conveyance;

THENCE S 83° 09' 02" E, along the fence, a distance of 71.12 feet to a point;

THENCE S 06° 17' 01" W, along the existing fence, a distance of 66.00 feet to a point;

THENCE N 83° 09' 02" W, along the existing fence, a distance of 67.35 feet to a point on the assumed easterly sideline of Plum Lane;

THENCE N 03° 34' 49" E, along the assumed easterly sideline of Plum Lane, a distance of 66.10 feet to the point of beginning.

SUBJECT TO, however, a right of way reserved to the City of Bath for the purpose of running a sewer line across the above described premises, together with the right to go upon and across the above described premises for the purpose of maintenance and repair of said sewer line, as was reserved in a Quit Claim Deed from the City of Bath to John A. McDougall dated May 5, 1942 and recorded in the Sagadahoc County Registry of Deeds in Book 224, Page 193.

DLN: <u>100204</u>0100473

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FORD, JESSIC	ne, MI; or business name				3d. SSN or federal ID
oc. Last flame, first flam	ie, ivii, or business name				3d. 33N of federal ib
3e. Mailing address afte	er purchasing this property		3f. Municipality		3g. State 3h. ZIP Code
13 PLUM LAN	NE		BATH		ME 04530
4. GRANTOR/SELLE	ER .				
·	me, MI; or business name				4b. SSN or federal ID
FORTIN, CHE	RISTOPHER G				
4c. Last name, first nam	ne, MI; or Business name				4d. SSN or federal ID
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27 GROVE ST	ΓREET		LISBON FAL	LLS	ME 04252
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	31	2020R	No maps exist	erty being sold (see ins	71 1
5c. Physical location			Multiple parcel		I. Acreage (see instructions)
13 PLUM LANE			Not applicable		0.00
6. TRANSFER TAX	6a. Purchase price (If the	e transfer is a gift, enter "0")		6a.	\$175,000
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6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) 6b.					
6c. Exemption claim -	Check the box if eithe	r grantor or grantee is claiming e	exemption from transfer to	ax and enter explanation below	V.
7. DATE OF TRANSF	FER (MM-DD-YYYY)	8. CLASSIFIED. WARNING open space, tree growth, o			
06-30-2020)	be triggered by developme			CLASSIFIED
		e any special circumstances either more or less than its f		COME TAX WITHHELD. T	he buyer is not required to
	check the box and ent		<u></u>	eller has qualified as a Mai	
			A	waiver has been received	from the State Tax Assessor
				onsideration for the proper ne transfer is a foreclosure	
11. OATH, Aware of r	penalties as set forth in	36 M.R.S. § 4641-K, I decla			
to the best of my know	wledge and belief the ir	nformation contained herein	is true, correct and co	mplete. Declaration of prep	parer is based on informa-
constitutes a legal sig	tion provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge. I understand that the submission of an electronic form return constitutes a legal signature.				
PREPARER. Name of	f preparer: JODI MO	KSE		(207) 333-3626	
Mailing address:	223 MAIN STR	EET	Email address	jodi@treworgy-balda	acci.com
	AUBURN, ME	04210	Fax number:_		Rev. 11/18

DLN: 1002040094710

PROCESSED ONLINE.

Registry	SAGADAHOC
Date Recorded	07/02/2020
Time Recorded	11:45:00 AM
Fransfer Tax Amount	\$0.00
Document Number	2020r-04520
Book	2020
Page	4520
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DO NOT R	E-PROCESS.	Form R	ETTD	Time Recorded	11:45:00	0 AM
		Do not use	red ink.	Transfer Tax Amoun	\$0.00	
1. County SAGA	DAHOC			Document Number	2020r-0	4520
				Book	2020	
2. Municipality BAT	TH			Page	4520	
3. GRANTEE/PURCI	HASER			BOOK/PAGE -	REGISTRY US	SE ONLY
	ne, MI; or business name				3b. SSN o	or federal ID
DORSEY, MC						
3c. Last name, first nam	ne, MI; or business name				3d. SSN o	r federal ID
3e Mailing address afte	r purchasing this property		3f. Municipality		3g. State	3h. ZIP Code
	Γ STREET COU	RТ	BATH		ME	04530
4. GRANTOR/SELLE			21111		1112	0.000
	ne, MI; or business name				4b. SSN o	r federal ID
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4c. Last name, first nam	e, MI; or Business name				4d. SSN o	r federal ID
DORSEY, MC	RGAN E					
4e. Mailing address			4f. Municipality		4g. State	4h. ZIP Code
_	Γ STREET COU	RT	BATH		ME	04530
	Map Block	Lot Sub-lot	Check any that ap	oply 5b. Type of property		
J	21	111	No maps exis	number that best des erty being sold (see		202
5c. Physical location			Portion of par		5d. Acreage (see	instructions)
25 CRESCENT STREET COURT		Not applicable	е	0.11		
6. TRANSFER TAX	6a. Purchase price (If the	e transfer is a gift, enter "0")		6a.	\$0	. 00
	6b. Fair market value (E	nter a value only if you entered	"0" or a nominal value on	n line 6a) 6b.	\$133,300	00
6c. Exemption claim -	${f X}$ Check the box if eithe	r grantor or grantee is claiming	exemption from transfer	tax and enter explanation bel	OW.	
Conveyance m	ade from parent	to child for no mone	tary consideration	on.		
7. DATE OF TRANSF		8. CLASSIFIED. WARNING open space, tree growth, o				
06-25-2020		be triggered by developme			iaity may	CLASSIFIED
		e any special circumstances either more or less than its f		ICOME TAX WITHHELD. old Maine income tax bed	•	ot required to
	check the box and ente			Seller has qualified as a M	aine resident	
				waiver has been receive		
				Consideration for the prop The transfer is a foreclosu	-	1 \$50,000
•	11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and					
to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge. I understand that the submission of an electronic form return constitutes a legal signature.					. ,	d on informa-
PREPARER. Name of preparer: ANDROSCOGGIN TITLE COMPANY Phone number: (207) 784-6413			is true, correct and cony knowledge. I under	omplete. Declaration of prostand that the submission	eparer is based	
PREPARER. Name of	wledge and belief the ir ntor(s) and Grantee(s) a nature.	nformation contained herein and of which preparer has a	is true, correct and cony knowledge. I under	omplete. Declaration of prostand that the submission	eparer is based	
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2020R-04520

TRANSFER TAX NOT PAID
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SAGADAHOC COUNTY MAINE
LYNN C MOORE, REGISTRAR
RECORDED ON
07/02/2020 11:45 AM
PAGES: 3



DLN # 1002040094710 MAINE SHORT FORM WARRANTY DEED

We, STEPHEN M. DORSEY and MORGAN E. DORSEY of Bath, Sagadahoc County, Maine, for consideration paid, grant to MORGAN E. DORSEY, whose mailing address is 25 Crescent Street Court, Bath, Maine 04530, with WARRANTY COVENANTS, a certain lot or parcel of land, with any buildings thereon, situated in Bath, County of Sagadahoc, and State of Maine, being further described in the attached Exhibit A.

The premises are conveyed subject to any easements and restrictions of record, and this deed includes all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

This conveyance is made from parent to child for no monetary consideration.

WITNESS our hands this 25th day of June, 2020.

Witness	Stephen M. Dorsey
	Musical
Witness	Morgan E. Dorsey
STATE OF MAINE	
COUNTY OF ANDROSCOGGIN, SS	
~ · · · · · · · · · · · · · · · · · · ·	amed Stephen E. Dorsey and Morgan E. Dorsey, acknowledged before me the foregoing instrument
to be their free act and deed.	Och me o
•	Notary Public S. C. C. E. Pos
	Notary Public Name: Name:
	My commission expires. Of AR MILES ER A
O:\Androtc\WPDOCS\Donna\2020\0500\20-0504 WD.doc	4 CONFERM

EXHIBIT A (25 Crescent Street Court, Bath, Maine)

Two certain lots or parcels of land, with any buildings thereon, situated in Bath, County of Sagadahoc, and State of Maine, bounded and described as follows:

PARCEL ONE:

A certain lot or parcel of land, with any buildings thereon, situated in Bath, County of Sagadahoc, and State of Maine, bounded and described as follows:

Beginning at an iron pin on the east line of Crescent Street Court at the southwest corner of property formerly of Lucelia Blake;

Thence southerly by the east line of Crescent Street Court seventy-one and four tenths (71.4) feet;

Thence easterly forty-one (41) feet, more or less, by the property now or formerly of Ross Enterprises, Inc., to the northeast corner of said Ross Enterprises, Inc., property;

Thence northerly seventy-six and six tenths (76.6) feet to an iron rod set in the ledge at the southeast corner of property formerly of Lucelia Blake;

Thence westerly sixty-six and four tenths (66.4) feet to the point of beginning.

PARCEL TWO:

A certain lot or parcel of land, with any buildings thereon, situated in Bath, County of Sagadahoc, and State of Maine, bounded and described as follows:

Beginning at the southeasterly corner of a lot of land as conveyed to Carlton E. Wight by warranty deed from Georgia M. Coron dated August 8, 1985 recorded in the Sagadahoc County Registry of Deeds in Book 735, Page 157;

Thence running S 88° 17' 40" W a distance of thirty-eight and seventy-nine tenths (38.79) feet to an iron pin set;

Thence running N 05° 20' 40" W a distance of twenty-seven (27) feet to a point;

Thence running N 88° 17' 40" E to land now or formerly of Richard J. Coffin;

Thence running S 11° 49' W along land of the said Coffin to the point of beginning.

FOR SOURCE OF TITLE reference is made to a Warranty Deed from Nancy E. Enochs (f/k/a Nancy E. Smith) and Timothy G. Smith to Stephen M. Dorsey and Morgan E. Dorsey dated March 14, 2016 and recorded in Book 2016R, Page 02143 in the Sagadahoc County Registry of Deeds.

O:\Androtc\WPDOCS\Donna\2020\0500\20-0504 EXHIBIT A.doc

DLN: <u>100204</u>0100761

PROCESSED ONLINE.

Registry	SAGADAHOC
Date Recorded	07/06/2020
Time Recorded	08:18:00 AM
Fransfer Tax Amount	\$0.00
Document Number	2020r-04541
Book	2020
Page	4541
BOOK/BACE B	ECICEDY LICE ONLY

DONOIR	E-PROCESS.	Form RETTD		Time Recorded	08:18:00) AM
		Do not use	red ink.	Transfer Tax Amount	\$0.00	
1. County SAGA	1. County SAGADAHOC			Document Number	2020r-0	4541
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3. GRANTEE/PURCH	HASER			BOOK/PAGE -	REGISTRY US	E ONLY
3a. Last name, first nam	ne, MI; or business name				3b. SSN c	or federal ID
KENBERMA,	LLC,					
3c. Last name, first nam	ne, MI; or business name				3d. SSN o	r federal ID
20 Mailing address ofto	er nurshading this property		2f Municipality		2a Stata	2h ZID Codo
	er purchasing this property ON GATE COUR'	т	3f. Municipality DALLAS		3g. State	3h. ZIP Code 75230
		1	DALLAS		11	13230
4. GRANTOR/SELLE 4a. Last name, first name	ne, MI; or business name				4b. SSN o	r federal ID
KRUPP, EDW						
	ne, MI; or Business name				1d SSN o	r federal ID
40. East Hame, mot ham	ic, Mi, or Business name				44. 3311 01	lederal ID
4e. Mailing address		T	4f. Municipality		4g. State	4h. ZIP Code
	N GATE COUR		DALLAS		TX	75230
5. PROPERTY 5a.	. Map Block	Lot Sub-lot	Check any that app No maps exist	number that best des	cribes the prop-	205
	1	19	Multiple parcel	erty being sold (see i	nstructions).	203
5c. Physical location			Portion of parc	cel :	5d. Acreage (see	instructions)
51 WEST CHOPS POINT ROAD			Not applicable		0.00	
6. TRANSFER TAX	6a. Purchase price (If the	e transfer is a gift, enter "0")		6a.	\$0	. 00
6. TRANSFER TAX		e transfer is a gift, enter "0")			\$0 \$920,000	
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2020R-04541

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SAGADAHOC COUNTY MAINE
LYNN C MOORE, REGISTRAR
E-RECORDED ON
07/06/2020 08:18 AM

QUITCLAIM DEED WITH COVENANT

DLN: 1002040100761

Edward J. Krupp of Dallas, County of Dallas and State of Texas, for consideration paid, grants to Kenberma, LLC, a Texas limited liability company with a principal place of business in Dallas, County of Dallas and State of Texas, with quitclaim covenant, a certain lot or parcel of land with any buildings thereon, situated in Bath, County of Sagadahoc and State of Maine, more fully described in Exhibit A, attached hereto.

MEANING AND INTENDING to convey and hereby conveying the premises set forth in Deed from David S. Parker and Katherine E. Blake-Parker, also known as Katherine Parker, Trustees of The David S. Parker Trust, dated February 4, 2015, as amended, to Edward J. Krupp dated June 11, 2020, and recorded in Book 2020R, Page 3880.

WITNESS my hand and seal this $\frac{24}{34}$ day of June, 2020.

WITNESS

Edward J. Krupp

STATE OF TEXAS DALLAS COUNTY, ss.

June <u>J4</u>, 2020

Then personally appeared the above-named Edward J. Krupp and acknowledged the foregoing instrument to be his free act and deed.

CRYSTAL MORALES
Notary Public, State of Texas
Comm. Expires 08-15-2022
Notary ID 125801827

Before me,

Attorney at Law / Notary Public

EXHIBIT A

A certain lot or parcel of land located in the West Chops Point Subdivision (the "Subdivision") in Bath, Maine and more particularly described as Lot. No. 14 on a plan entitled "West Chops Point Subdivision-West Chops Point-Bath, Maine" prepared by Kimball Chase Co., dated November 3, 1987, and recorded in the Sagadahoc County Registry of Deeds in Plan Book 24, Page 53.

ALSO conveying an easement and right of way for vehicular and pedestrian access to and from the Subdivision, and for the installation, repair and maintenance of underground electric lines, telephone lines, cable television lines, sewer lines, storm drains and drainage lines servicing the Subdivision, which easement and right of way may be paved or otherwise improved at the discretion of the Current Trustees and the Lot Owners, and their respective heirs, successors and assigns, over, under and through the 25' right of way, as shown on Plan of West Chops Point dated November 3, 1987 recorded in Plan Book 24, page 53 and as set forth in Agreement dated October 21, 1997, recorded in Book 1616, Page 118.

Lot No. 14 is conveyed TOGETHER WITH all appurtenant rights and easements, including the right to pass and repass by foot or vehicle over all roads within such Subdivision. Said roads are shown on said Plan recorded in Plan Book 24, Page 53 as fifty foot wide strips beginning at the northerly terminus of said "25' Right of Way". ALSO conveying the right to pass and repass as aforesaid over a certain lot or parcel of land approximately 60 feet wide and lying between the easterly sideline of lots 1, 2, 3, 4, 5, 6 and 7, and the westerly sideline of land shown as "150' Right of Way" on said Plan recorded in Plan Book 24, Page 53.

This conveyance is SUBJECT TO the Protective Covenants dated March 10, 1987 and recorded at said Registry of Deeds in Book 805, Page 7. The above-described Lot No. 14 is conveyed TOGETHER WITH all appurtenant rights and easements, but SUBJECT TO all matters shown on said Plan.

DLN: <u>100204</u>0100507

PROCESSED ONLINE.

SAGADAHOC
07/07/2020
09:21:00 AM
\$862.40
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4594
REGISTRY USE ONLY

DO NOT RE-PROCESS.	Form RETTD Do not use red ink.		Time Recorded	09:21:00 AM		
			Transfer Tax Amount	\$862.40		
1. County SAGADAHOC			Document Number	2020r-04594		
			Book	2020		
2. Municipality BATH			Page	4594		
3. GRANTEE/PURCHASER			BOOK/PAGE - R	EGISTRY USE ONLY		
3a. Last name, first name, MI; or business name				3b. SSN or federal ID		
MILLS, KAILINA						
3c. Last name, first name, MI; or business name				3d. SSN or federal ID		
3e. Mailing address after purchasing this property		3f. Municipality		3g. State 3h. ZIP Code		
37 DEERING STREET		PORTLAND		ME 04106		
4. GRANTOR/SELLER		TORTETTO		1,12		
4a. Last name, first name, MI; or business name				4b. SSN or federal ID		
LOSU, LLC,						
4c. Last name, first name, MI; or Business name				4d. SSN or federal ID		
4e. Mailing address		4f. Municipality		4g. State 4h. ZIP Code		
PO BOX 124		FREEPORT		ME 04032		
5. PROPERTY 5a. Map Block	Lot Sub-lot	Check any that app	bly 5b. Type of property - e			
27	146	No maps exist	number that best descr	ribes the prop-		
Fo Dhysical leastion		Multiple parcel	s			
5c. Physical location 31 WESLEY STREET		Portion of parc Not applicable		I. Acreage (see instructions) 0.06		
				0.00		
6. TRANSFER TAX 6a. Purchase price (If th	e transfer is a gift, enter "0")		6а.	\$196,000 .00		
6b. Fair market value (E	nter a value only if you entered '	'0" or a nominal value on	line 6a) 6b.	" 00		
6c Evenntion claim - Check the hov if either	r grantor or grantee is claiming a	evenntion from transfer to	y and enter evolunation below			
6c. Exemption claim - Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.						
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07-02-2020	be triggered by developme	nt, subdivision, partitio	n, or change in use.	CLASSIFIED		
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				from the State Tax Assessor		
			onsideration for the proper ne transfer is a foreclosure			
11 OATH Aware of penalties as set forth in	36 M R S & 4641-K decla					
11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge. I understand that the submission of an electronic form return						
constitutes a legal signature.				of an electronic form return		
PREPARER. Name of preparer: AMAND	A BARRIOS	Phone number	(603) 427-9399			
Mailing address: 676 POST ROA	AD #3 Email address: abarrios@reddoortitle.net					
WELLS, ME 04	090	Fax number:_				
				Rev. 11/18		

Return to: Kailina Mills 3 Hillcrest Ave-South Portland, ME 04106

2020R-04594

TRANSFER TAX PAID

BOOK - PAGE

SAGADAHOC COUNTY MAINE

LYNN C MOORE, REGISTRAR

E-RECORDED ON

07/07/2020 09:21 AM

07/07/2020 09:21 AM PAGES: 1

DLN:1002040100507

KNOW ALL PERSONS BY THESE PRESENTS, that LOSU, LLC, a Maine limited liability company duly organized and existing under the laws of the State of Maine, with a mailing address of PO Box 124, Freeport, Maine 04032 ("Grantor"), for consideration paid, does hereby sell, grant, convey and forever release to KAILINA MILLS, whose mailing address is 3 Hillcrest Avenue, South Portland, Maine 04106 ("Grantee"), her successors and assigns, with covenants, all of its right, title and interest in a certain lot or parcel of land, together with all improvements thereon and rights and easements appurtenant thereto, located at or near 31 Wesley Street, City of Bath, Sagadahoc County, Maine, (the "Property") and as more particularly bounded and described as follows:

All that certain parcel of land in the City of Bath, Sagadahoc County, State of Maine, as more fully described in Book 2744, Page 43, ID# Map 27 Lot 146, being known and designated as a metes and bounds property.

Being the same premises conveyed by MECAP, LLC to LOSU, LLC by Deed in Lieu of Foreclosure dated January 8, 2020 and recorded in the Sagadahoc County Registry of Deeds in Book 2020R-00302.

IN WITNESS WHEREOF, the said LOSU, LLC has caused this instrument to be executed by David M. Hirshon, its Manager, this Z day of July, 2020.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF

LOSU, LLC.

By: David M. Hirshon

Its: Manager, duly authorized

STATE OF MAINE CUMBERLAND, ss.

July <u>Z</u>, 2020

Then personally appeared the above-named David M. Hirshon in his said capacity and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said LOSU, LLC.

Before me,



NOTARY PUBLIC, STATE OF MAINE

Printed name:

My commission expires: ___

DLN: <u>100204</u>0101030

PROCESSED ONLINE.

Registry	SAGADAHOC		
Date Recorded	07/07/2020		
Time Recorded	02:36:00 PM		
ransfer Tax Amount	\$906.40		
Document Number	2020r-04608		
Book	2020		
Page	4608		
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				Transfer Tax Amount	\$906.40	
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1493 WASHIN	NGTON STREET	Γ	BATH		ME 04530	
4. GRANTOR/SELLE	ΞR					
	me, MI; or business name				4b. SSN or federal ID	
BIGELOW, E.	ARL H					
4c. Last name, first nam	ne, MI; or Business name				4d. SSN or federal ID	
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1493 WASHIN	NGTON STREET	Γ	Not applicable	•	0.21	
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		e any special circumstances either more or less than its f		COME TAX WITHHELD. T old Maine income tax becau	he buyer is not required to use:	
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to the best of my kno	wledge and belief the i	36 M.R.S. § 4641-K, I decla	is true, correct and co	mplete. Declaration of prep	parer is based on informa-	
constitutes a legal sig	gnature.	and of which preparer has ar L MAINE TITLE COMI			or an electronic form return	
	78 WINTHROP			info@cmetitle.com		
Mailing address:				and a cincultation coll		
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2020R-04608

TRANSFER TAX PAID
BOOK - PAGE
SAGADAHOC COUNTY MAINE
LYNN C MOORE, REGISTRAR
E-RECORDED ON
07/07/2020 02:36 PM
PAGES: 2

WARRANTY DEED

DLN: 1002040101030

Earl H. Bigelow of Bowdoinham, County of Sagadahoc, State of Maine, for consideration paid, grant(s) to

Scott A. Strout of Bath, County of Sagadahoc State of Maine, whose mailing address is 1493 Washington Street Bath, ME 04530

with WARRANTY COVENANTS

a certain lot or parcel of land, together with any buildings and improvements thereon, situated in **Bath**, County of **Sagadahoc**, State of **Maine**, bounded and described as follows:

(SEE EXHIBIT A ATTACHED HERETO)

IN WITNESS WHEREOF, the Grantor(s) has/have set his/her/their hand(s), under seal, this 6th day of-July, 2020.

Earl H. Bigelow

State of Maine County of Cumberland, ss.

July 6, 2020

Then personally appeared the above-named **Earl H. Bigelow** and acknowledged the foregoing to be his free act and deed.

Before me,

Notary Public/Attorney-at-Law

Commission expires:

ame:

Cara L Cookson

Notary Public - Maine
My Commission Expires
7/12/2026

EXHIBIT A

A certain lot or parcel of land, together with any improvements thereon, located in the City of Bath, County of Sagadahoc and State of Maine, described as follows:

On the North by land now or formerly of Ratheus A. Douglas;

On the East by the Kennebec River;

On the South by land now or formerly of Charles N. Worrey; and

On the West by Washington Street.

Excepting a pedestrian easement across the within described premises, at a location mutually agreed upon by Paul Scott Pinkham and Earl H. Bigelow for the benefit of Paul Scott Pinkham, his heirs, and his brother, Dave Pinkham, and no others. This easement shall expire upon the transfer of title to a third party.

Meaning and intending to convey the same premises described in the deed from Nancy Cuff Bigelow f/k/a Nancy J. Cuff, to Earl H. Bigelow, dated May 13, 2016 and recorded in Document# 2016R-03218 of the Sagadahoc County Registry of Deeds.

DLN: 1002040101186

PROCESSED ONLINE.

Registry	SAGADAHOC
Date Recorded	07/08/2020
Time Recorded	03:28:00 PM
Transfer Tax Amount	\$9,020.00
Document Number	2020r-04630
Book	2020
Page	4630
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3. GRANTEE/PURC				BOOK/PAGE - R	EGISTRY USE ONLY
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oc. East Hamo, mot ham	ic, wii, or bacillose flame				od. Cort of loadian ib
3e. Mailing address afte	er purchasing this property		3f. Municipality		3g. State 3h. ZIP Code
636 MAIN ST	REET		SPRINGVAL	Æ	ME 04083
4. GRANTOR/SELLE	ER .				
4a. Last name, first nan	ne, MI; or business name				4b. SSN or federal ID
MSP PROPER	TIES 1 LEDGE	VIEW, LLC,			
4c. Last name, first nam	ne, MI; or Business name				4d. SSN or federal ID
4e. Mailing address			4f. Municipality		4g. State 4h. ZIP Code
7 HEATHER I	LANE		FALMOUTH		ME 04105
5. PROPERTY 5a.	. Map Block	Lot Sub-lot	Check any that app		
	40	6	No maps exist	erty being sold (see ins	
5c. Physical location			Multiple parcel		. Acreage (see instructions)
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7 DATE OF TRANSF			'	ax and enter explanation below	
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TRANSFER TAX PAID
BOOK - PAGE
SAGADAHOC COUNTY MAINE
LYNN C MOORE, REGISTRAR
E-RECORDED ON
07/08/2020 03:28 PM
PAGES: 3

WARRANTY DEED

Maine Statutory Short Form

DLN: 1002040101186

KNOW ALL MEN BY THESE PRESENTS, That MSP Properties 1 Ledgeview, LLC, a Maine limited liability company with a place of business in Falmouth in the County of Cumberland and State of Maine, for consideration paid, grant(s) to Ledgeview Apartments, LLC, a Maine limited liability company with a mailing address of 636 Main Street, Springvale, ME 04083, with WARRANTY COVENANTS, the real property situated in Bath, County of Sagadahoc and State of Maine more particularly described in Exhibit A attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, this instrument has been executed by Michael D. Pride, Manager of MSP Properties 1 Ledgeview, LLC this 8th day of July, 2020.

MSP Properties 1 Ledgeview, LLC

Witness to all

Michael D. Pride, Manager

State of Maine

County of Cumberland, ss.

July 8, 2020

Personally appeared before me the above named Michael D. Pride, Manager of SP Properties 1 Ledgeview, LLC and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said MSP Properties 1 Ledgeview, LLC.

Notary Public/Attorney at Law

M. E. Mistretta

EXHIBIT A

(DEED)

A certain lot or parcel of land, together with any buildings thereon on the East side of High Street in the City of Bath, Sagadahoc County, Maine, bounded and described as follows:

Beginning at an iron bolt set in the ground at a point on or near the east side line of said High Street at the end of the wire fence located at the northwest bound of land formerly of Fisher and now or formerly of Alfred T. and Maria C.J. Holt;

Thence running S 74° 30′ 30″ E by a wire fence, stone wall and row of large pines dividing the property formerly of said Fisher and the property herein described, formerly of Luke, a distance of five hundred fourteen and nine tenths (514.9) feet to a point in said stone wall that is in line with and thirty (30) feet from the end of another stone wall which runs northerly from said dividing line;

Thence running N 4° 40′ E by last mentioned stone wall to the end of Robinson Street and continuing on the same bearing across the end of Robinson Street a total distance of one hundred sixty eight and nine tenths (168.9) feet to land formerly of Vernal Chase;

Thence running S 77° 15' E along the northerly side line of said Robinson Street and land formerly of Vernal Chase a distance of forty six and eight tenths (46.8) feet to an iron pin under the pavement at the southwest corner of property now or formerly of Robert E. Brewer, Jr. and Ellen M. Brewer, said point being approximately ten (10) rods west of the assumed westerly side line of Middle Street;

Thence running N 10° 50′ E along the dividing line between said Brewer and land formerly of Vernal Chase, and passing approximately two and five tenths (2.5) feet east of the well on the property formerly of said Chase, a distance of one hundred two and two tenths (102.2) feet to an iron pin on the west side of a short section of stone wall, said pin being at the northeast corner of the house lot formerly of said Vernal Chase;

Thence continuing N 10° 50' E in the prolongation of the easterly boundary line of land of now or formerly of Casco Northern Bank, N.A. a distance of forty three and one tenth (43.1) feet to land now or formerly of Roger M. and Mary O. Luke;

Thence running N 74° 30′ 30″ W by other land of said Luke and parallel to the property line formerly of said Fisher, now or formerly of Holt as aforesaid, a distance of five hundred twelve and five tenths (512.5) feet to a point at or near the easterly sideline of High Street;

Thence running S 16° 31' 15" W by said High Street, a distance of three hundred twelve and nine tenths (312.9) to an iron bolt and the first mentioned bound.

Meaning and intending to convey 3.65 acres of land, more or less. All bearings in the above description are observed magnetic as of April, 1978. See Plan recorded in the Sagadahoc County Registry of Deeds in Plan Book 13, Page 63.

Excepting, however, any portion of the Premises conveyed by virtue of the following:

- 1. Warranty Deed given by Woodward Cove, Inc. to Robert L. Smith and Laurie L. Smith, dated November 23, 1988, and recorded in said Registry of Deeds in Book 920 at Page 146 as confirmed by deed of Key Trust Company of Maine dated May 31, 1996 and recorded in said Registry of Deeds in Book 1419, Page 295.
- 2. Warranty Deed from Casco Northern Bank, N.A. and Woodward Cove to Robert L. Smith and Laurie L. Smith dated December 28, 1990, recorded in said Registry of Deeds in Book 1046, Page 89.

Subject to the following:

- 1. Easement to Central Maine Power Company dated August 4, 1978, recorded in said Registry of Deeds in Book 505, Page 260;
- 2. Easement Deed from Woodward Cove, Inc. to Central Maine Power Company and new England Telephone & Telegraph Company dated April 30, 1991, recorded in said Registry of Deeds in Book 1061, Page 120.

Meaning and intending to convey and hereby conveying the same premises described in a deed from 113 High Street LLC to the Grantor herein by deed dated July 29, 2019 recorded in said Registry of Deeds in Book 2019R, Page 4580.

DLN: <u>100204</u>0101589

PROCESSED ONLINE.

Registry	SAGADAHOC
Date Recorded	07/13/2020
Time Recorded	08:14:00 AM
ransfer Tax Amount	\$1,100.00
Document Number	2020r-04669
Book	2020
Page	4669
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	e, MI; or business name				3d. SSN or federal ID
GAGNON, BR					
	r purchasing this property		3f. Municipality		3g. State 3h. ZIP Code
34 WEEKS ST	· ·		BATH		ME 04530
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72 FRONT ST	#3A		BATH		ME 04530
5. PROPERTY 5a.	Map Block	Lot Sub-lot	Check any that ap		
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6. TRANSFER TAX	Co. Division and of the	- tfor in a rift anton "O"\		0-	Φ250.000
	oa. Purchase price (ii the	e transfer is a gift, enter "0")		ba.	\$250,000
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market value? If yes,	check the box and ente	er explanation below.		eller has qualified as a Ma	
				waiver has been received onsideration for the proper	from the State Tax Assessor
				he transfer is a foreclosure	
11. OATH. Aware of p	enalties as set forth in	36 M.R.S. § 4641-K, I decla	re that I have reviewe	d this return with the Grant	tor(s) and Grantee(s) and
•	•	nformation contained herein and of which preparer has ar			•
constitutes a legal sig	nature.		,		
PREPARER. Name of	preparer: MARK W	ALIZ		r: (207) 798-4611	
Mailing address: _	PO BOX 177		Email address	: mmw@cascobaytitle	e.com
_	BRUNSWICK,	ME 04011	Fax number:_		Rev. 11/18

TRANSFER TAX PAID
BOOK - PAGE
SAGADAHOC COUNTY MAINE
LYNN C MOORE, REGISTRAR
E-RECORDED ON
07/13/2020 08:14 AM
PAGES: 2

DLN: 1002040101589

WARRANTY DEED {Maine Statutory Short Form}

KNOW ALL PERSONS BY THESE PRESENTS, THAT JOEL STEPHEN LITTLEFIELD and CALLIE ELISABETH LITTLEFIELD both with a mailing address of 72 Front Street, 3A, Bath, Maine 04530 for consideration paid, GRANT to MARY BETH SULLIVAN and BRUCE GAGNON, both with a mailing address of 7 McKeen Street, Apt 3, Brunswick, Maine 04011, as joint tenants and not as tenants in common, with WARRANTY COVENANTS, the land in the City of Bath, County of Sagadahoc and State of Maine, described as follows:

See Attached Exhibit A.

WITNESS, my hand and seal this 21/1 day SIGNED, SEALED AND DELIVERED in	y of June, 2020. In the presence of
	JOEL STEPHEN LITTLEFIELD CALLIE ELISABETH LITTLEFIELD
State of Maine County of unkerland	June 30_, 2020

Then personally appeared the above-named JOEL STEPHEN LITTLEFIELD and CALLIE ELISABETH LITTLEFIELD and acknowledged the foregoing instrument to be their free act and deed.

Before nie,

Notary Public
Printed Name

Susan Descoteaux
NOTARY PUBLIC
State of Maine

My Commission Expires 6/02/2022

Exhibit A

A certain lot or parcel of land with the buildings thereon, situated in the City of Bath, County of Sagadahoc, State of Maine, bounded and described as follows to wit:

Beginning on the southerly side of Weeks Street at a point fifty-five (55) feet westerly from the intersection of said southerly side of Weeks Street with the westerly side of Middle Street extended; thence running westerly by said Weeks Street fifty-four (54) feet; thence southerly and at a right angle with said southerly side of Weeks Street one hundred (100) feet; thence easterly and parallel with said Weeks Street fifty-four (54) feet and, thence northerly and parallel with the West line of the granted lot to the starting point, being Lot #3 as shown on plan made C.A. Corliss, to be recorded in the Sagadahoc County Registry of Deeds.

Being SUBJECT TO and with the use in common of a right of way extending southerly from Weeks Street being four (4) feet in width on the easterly side of the herein granted lot, and four (4) feet in width on the westerly side of the lot on the east heretofore conveyed by Mary L. Lord to Susan B. Quick, by deed recorded in the Sagadahoc County Registry of Deeds, Book 131, Page 430, to which reference is hereby made. Said right of way is subject to the terms of a Right of Way Modification Agreement dated October 25, 2016 and recorded at Book 2017R, Page 371 in the Sagadahoc County Registry of Deeds.

SUBJECT to an easement granted by Joel Stephen Littlefield and Callie Elisabeth Littlefield to the City of Bath dated August 20, 2019 and recorded at Book 2020R, Page 512 in the Sagadahoc Count Registry of Deeds.

For source of title, reference is made to a Warranty Deed from Mary Melquist to Joel Stephen Littlefield and Callie Elisabeth Littlefield, dated January 12, 2017 and recorded at Book 2017R, Page 372 in the Sagadahoc County Registry of Deeds.

DLN: <u>100204</u>0101996

PROCESSED ONLINE.

Registry	SAGADAHOC
Date Recorded	07/15/2020
Time Recorded	01:34:00 PM
ransfer Tax Amount	\$594.00
Document Number	2020r-04762
Book	2020
Page	4762
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		Do not use red ink.		Transfer Tax Amount	\$594.00
1. County SAGA	DAHOC			Document Number	2020r-04762
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2. Municipality BAT	CH			Page	4762
3. GRANTEE/PURCH	HASER			BOOK/PAGE - R	REGISTRY USE ONLY
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210 CRESCEN	r purchasing this property		3f. Municipality CRANSTON		3g. State 3h. ZIP Code RI 02910
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 GRANTOR/SELLE Last name, first name 	ne, MI; or business name				4b. SSN or federal ID
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9 BIRCH RIDO			TOPSHAM	The Town of accounts	ME 04086
5. PROPERTY 5a.	Map Block 20	Lot Sub-lot 069	Check any that app No maps exist	number that best descr	ribes the prop-
	20	007	Multiple parcel	erty being sold (see ins	structions).
5c. Physical location			Portion of parc		d. Acreage (see instructions)
16 TOWER CI	IRCLE		Not applicable	•	0.13
6. TRANSFER TAX	6a. Purchase price (If the	e transfer is a gift, enter "0")		6a.	\$134,900 .00
	6b. Fair market value (Ei	nter a value only if you entered '	'0" or a nominal value on	line 6a) 6b.	■00
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7 DATE OF TRANSF		8. CLASSIFIED. WARNING	3 TO BUYER - If the n	roperty is classified as farr	mland
7. DATE OF TRANSF 07-15-2020		open space, tree growth, o be triggered by developme	r working waterfront, a	substantial financial pena	
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market value : ii yes,	Check the box and ente	er explanation below.		eller has qualified as a Mai waiver has been received	ine resident from the State Tax Assessor
				onsideration for the proper	
			Tł	ne transfer is a foreclosure	sale
to the best of my know	wledge and belief the ir itor(s) and Grantee(s) a	36 M.R.S. § 4641-K, I decla formation contained herein and of which preparer has ar	is true, correct and co	mplete. Declaration of prep	parer is based on informa-
	preparer: CARLY J	OYCE	Phone number	(207) 761-7277	
Mailing address: _	970 BAXTER B	LVD SUITE 204	Email address	carlys@tlsettlement.	com
	PORTLAND, M	E 04103	Fax number:		
					Rev 11/18

TRANSFER TAX PAID
BOOK - PAGE
SAGADAHOC COUNTY MAINE
LYNN C MOORE, REGISTRAR
E-RECORDED ON
07/15/2020 01:34 PM
PAGES: 2

WARRANTY DEEDStatutory Short Form

DLN: 1002040101996

KNOW ALL BY THESE PRESENTS, That We, Benjamin Dumont and Talitha E. Dumont, whose mailing address is 9 Birch Ridge Avenue, Topsham, ME 04086, for consideration paid, grant to Matthew Thomas Yoakum and Amy A. Yoakum, whose mailing address is 210 Crescent Ave, Cranston, RI 02910, as JOINT TENANTS, with Warranty Covenants, the real property in the City of Bath, County of Sagadahoc and State of Maine, more particularly described as follows:

A certain lot or parcel of land, together with the buildings thereon situated in Bath, in the County of Sagadahoc and State of Maine, being bounded and described as follows:

BEGINNING at a point on the southerly line of Tower Circle at the northeast corner of Lot 17 as portrayed on Plan of Lambert Park, City of Bath, Sagadahoc County, Maine, dated September 19, 1948 and recorded in the Sagadahoc County Registry of Deeds in Plan Book 6, at Page 24; thence running S 28° 40' 09" W along the easterly line of Lot 17 a distance of one hundred three (103) feet, more or less, to a point marking the corner of Lots 16, 17, 18 (being the premises conveyed herein) and 19 as shown on said Plan; thence running S 89° 20' 30" E along the northerly sideline of Lot 19 a distance of one hundred three (103) feet, more or less, to a point on the westerly sideline of said Tower Circle; thence running in a general northerly and westerly direction along a curve to the left and following the sideline of said Tower Circle a distance of one hundred eleven and forty-four hundredths (111.44) feet, more or less, to the point of beginning.

The premises are also described as follows: "Parcel No. 18 on a certain plan entitled "Lambert Park, City of Bath, Sagadahoc, County, Maine 0 18033" dated September 9, 1948, prepared by New England Survey Service, Inc., 73 Tremont Street, Boston, Massachusetts, and recorded in the Sagadahoc County Registry of Deeds in Book 6, Page 24.

Meaning and intending to convey and conveying the real property described in a deed to **Benjamin Dumont and Talitha E. Dumont** dated May 15, 2006 and recorded with the Sagadahoc County Registry of Deeds in Book 2722, Page 298.

Benjamin Dumont

Talitha E. Dumont

Witness our hands and seals this 15th day of July, 2020.

Witness:

Modell a Malle

STATE OF MAINE COUNTY OF CUMBERLAND, ss.

July 15, 2020

Personally appeared on the above date, the above-named Benjamin Dumont and Talitha E. Dumont and acknowledged the foregoing instrument to be their free act and deed.

Before me,

MICHELLE A. McWILLIAMS Notary Public, State of Maine My Commission Expires 05/07/2024 Modell a Mahrelle
Notary Public/Attorney at Law
Print name: Michelle A-McWilliams
Exp: 5/1/24

DLN: 0012048166939

PROCESSED ONLINE.

MAINE REAL ESTATE TRANSFER TAX DECLARATION Form RFTTD

Registry	SAGADAHOC
Date Recorded	07/01/2020
Time Recorded	12:00:00 AM
Transfer Tax Amount	\$0.00
Document Number	
-	2020
	4778
	EGISTRY USE ONLY

DO NOT RE	-PROCESS.	Do not use	red ink.	Transfer Tax Amount	\$0.00	
1. County SAGA	DAHOC			Document Number	0	
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2. Municipality BAT	H			Page	4778	
3. GRANTEE/PURCH	HASER			BOOK/PAGE - F	REGISTRY US	SE ONLY
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BALLARD MA						
3c. Last name, first name					3d. Federa	al ID
BLACHLY AL	•					
3e. Mailing address after			3f. Municipality		3g. State	3h. ZIP Code
1406 SOUTH I	LAKE GEORGE	E DRIVE	MISHAWAK	.A	IN	46545
4. GRANTOR/SELLEI						
4a. Last name, first nam	, ,				4b. Federa	al ID
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41 TRUFANT	ST		BATH		ME	04530
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SAGADAHOC COUNTY MAINE
LYNN C MOORE, REGISTRAR
RECORDED ON
07/16/2020 11:09 AM
PAGES: 1

WARRANTY DEED

SHARON E. AVERY of 41 Trufant Street, Bath, Maine 04530

FOR CONSIDERATION PAID GRANTS TO

MARY ANNE BALLARD and ALEXANDER BLACHLY of 1406 South Lake George Drive, Mishawaka, Indiana 46545

WITH WARRANTY COVENANTS, AS JOINT TENANTS, a certain lot or parcel of land, together with the improvements thereon, situated in the City of Bath, County of Sagadahoc and State of Maine, bounded and described as follows:

BEGINNING on the easterly side of Trufant Street at a point about 11 feet northerly from the northwest corner of the dwelling house on the premises;

THENCE running easterly a distance of 76 ½ feet, more or less, to and now or formerly of William Rogers; **THENCE** southerly, by land of Rogers, a distance of 3 rods, 9 3/4 feet, more or less, to a point;

THENCE westerly a distance of 5 rods and 6 links to Trufant Street;

THENCE northerly, by Trufant Street, a distance of 4 rods, 4 ½ feet to the point of beginning.

SUBJECT TO the rights and easements set forth in the deed from Peter L. Cullen et al to the City of Bath dated May 11, 1999 and recorded int eh Sagadahoc County Registry of Deeds, Book 1693, Page 67.

For source of title, reference may be had to the Warranty Deed of Judith A. Conlan to Sharon E. Avery dated January 11, 2019 and recorded in te Sagadahoc County Registry of Deeds, Book 2019R, Page 225.

WITNESS my hand and seal this Oth day of July , 2020

Sharon E. Avery

STATE OF MAINE County of Sagadahoc

J. 70, 2020

Then personally appeared the above named and acknowledged the foregoing instrument to be her free act and deed.

BEFORE ME.

Law Office of Jenny Burch & 207 Title 23 Centre Street

Bath, Maine 04530

Notary Public/Attorr

Jenny Burch 18 @ 77

Maine Notary Public

My Commission expires Jahuary 13, 202

DLN: <u>100204</u>0102281

PROCESSED ONLINE.

Registry	SAGADAHOC
Date Recorded	07/16/2020
Time Recorded	02:13:00 PM
ansfer Tax Amount	\$1,086.80
Document Number	2020r-04781
Book	2020
Page	4781
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DO NOT RE-PROCESS	Form R	ETTD	Time Recorded	02:13:00 PM
	Do not use	red ink.	Transfer Tax Amount	\$1,086.80
1. County SAGADAHOC			Document Number	2020r-04781
			Book	2020
2. Municipality BATH			Page	4781
3. GRANTEE/PURCHASER			BOOK/PAGE - R	REGISTRY USE ONLY
3a. Last name, first name, MI; or business name	me			3b. SSN or federal ID
PHERIGO, JEREMIAH				
3c. Last name, first name, MI; or business nar	me			3d. SSN or federal ID
HINDS, CHELSEA 3e. Mailing address after purchasing this prop	ortv	3f. Municipality		3g. State 3h. ZIP Code
5 MAXWELL STREET	City	BATH		ME 04530
4. GRANTOR/SELLER		DATH		WIL 04330
4a. Last name, first name, MI; or business na	me			4b. SSN or federal ID
SAVAGE, SHAWN				
4c. Last name, first name, MI; or Business nar	me			4d. SSN or federal ID
SAVAGE, PAIGE				
4e. Mailing address		4f. Municipality		4g. State 4h. ZIP Code
P.O. BOX 144		BATH		ME 04530
5. PROPERTY 5a. Map Block	Lot Sub-lot	Check any that ap	ply 5b. Type of property - 6	enter the code
32	75	No maps exist Multiple parce	number that best descr erty being sold (see ins	7117
5c. Physical location		Portion of parce	_	d. Acreage (see instructions)
5 MAXWELL STRET		Not applicable		0.00
6. TRANSFER TAX 6a. Purchase price (If the transfer is a gift, enter "0")		6a.	\$247,000 .00
				\$247,000
6b. Fair market valu	e (Enter a value only if you entered	"0" or a nominal value on	line 6a) 6b.	.00
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07-15-2020	be triggered by developme			CLASSIFIED
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market value? If yes, check the box and			eller has qualified as a Mai	ine resident
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11. OATH. Aware of penalties as set forth	n in 36 M.R.S. § 4641-K. I decla			
to the best of my knowledge and belief the tion provided by Grantor(s) and Grantee				
constitutes a legal signature.				
PREPARER Name of preparer. MELIS	(s) and of which preparer has a	ny knowledge. I unders	stand that the submission of	
PREPARER. Name of preparer: MELIS Mailing address: 25 SPRING S	(s) and of which preparer has a	ny knowledge. I unders	r: (207) 553-2190	of an electronic form return
Mailing address: 25 SPRING S	(s) and of which preparer has a	ny knowledge. I unders	stand that the submission of	of an electronic form return

TRANSFER TAX PAID **BOOK - PAGE** SAGADAHOC COUNTY MAINE LYNN C MOORE, REGISTRAR **E-RECORDED ON** 07/16/2020 02:13 PM PAGES: 2

1002040102281

WARRANTYDEED

Shawn Savage and Paige Savage, of Bath, Sagadahoc County, Maine, for consideration paid, grants to Jeremiah Pherigo and Chelsea Hinds of South Portland, Cumberland County, Maine, whose mailing address is 117, Coach Road, South Portland, ME 04106, with Warranty Covenants, as Joint Tenants, the following described real estate:

See "Exhibit A" Attached

For grantors' source of title, reference may be had to a deed from Maria Newcomb f/k/a Maria Minor to the grantors herein, dated July 26, 2017, recorded in the Sagadahoc Registry of Deeds, Book 2016R, Page 5000.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate Are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises, which said Taxes are to be prorated between the parties hereto as of the date of delivery of this deed in Accordance with 36M.R.S.A., Sec. 558.

WITNESS: \$ayage

STATE OF MAINE COUNTY OF ANDROSCOGGIN

Witness our hands and seals this 15th day of July, 2020

July 15, 2020

Then personally appeared the above-named Shawn Savage and Paige Savage, and acknowledged the foregoing instrument to be their free act and deed. ST.PIERRA

OO NOTARY

Before me

Commission Expiration:

File No.: 2020-4355

Exhibit A - Property Description

Closing Date: July 15, 2020

Borrower(s): Jeremiah Pherigo and Chelsea Hinds

Property Address: 5 Maxwell Street, Bath, ME 04530

Certain lots or parcels of land, together with any improvements thereon, situated on Maxwell Street in Bath, Sagadahoc County, Maine, more particularly described as follows:

Parcel I:

On the North by land now or formerly of Peter Gaudet; East by land now or formerly of Bishop; South by land now or formerly of Nancy Oliver; West by Maxwell Street.

Parcel II:

Beginning at the southwesterly corner of the above described lot; then running southerly by Maxwell Street twenty-four (24) feet; then running easterly by land now or formerly of Raymond D. Cummings ninety-one (91) feet, more or less, to a point on the easterly line of land now or formerly of Arthur Haggett twenty-one (21) feet southerly from the southeasterly corner of the above described lot; then running northerly by land now or formerly of Arthur Haggett twenty-one (21) feet to the above described lot; then running westerly by the above described parcel to the point of beginning.

DLN: 0012048162502

PROCESSED ONLINE.

MAINE REAL ESTATE TRANSFER TAX DECLARATION Form RFTTD

Registry	SAGADAHOC
Date Recorded	07/01/2020
Time Recorded	12:00:00 AM
Transfer Tax Amount	\$0.00
Document Number	0
•	2020
	4832
	EGISTRY USE ONLY

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1. County SAGAI	ОАНОС			Document Number	0	
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2. Municipality BATI	-1 			Page	4832	
3. GRANTEE/PURCH	ASER			BOOK/PAGE - F	REGISTRY US	SE ONLY
3a. Last name, first name	, MI; or business name				3b. Federa	al ID
XELA LLC,						
3c. Last name, first name	, MI; or business name				3d. Federa	al ID
0 - M-:::			Of Manielle alite.		2 04-4-	05 7ID 0-4-
3e. Mailing address after p 7 MARION ST			3f. Municipality PORTLAND		3g. State	3h. ZIP Code 04101
			FORTLAND		IVIL	04101
 GRANTOR/SELLER Last name, first name 					4b. Federa	al ID
US BANK TRU		I. ASSOCIA			15. 1 54514	
		L'HOOCHI,				
4c. Last name, first name,	, MI; or Business name				4d. Federa	al ID
4e. Mailing address			4f. Municipality		4g. State	4h. ZIP Code
323 FIFTH STR	REET		EUREKA		CA	95501
5. PROPERTY 5a.	Map Block	Lot Sub-lot	Check any that ap	ply 5b. Type of property - on number that best desc		
	28 0	94	No maps exist Multiple parce	erty being sold (see in		0
			Widitiple parce	_		inate rations)
5c. Physical location			Portion of pare	cel 50	d. Acreage (see	instructions)
5c. Physical location 70 COURT ST			Portion of pare X Not applicable		0.00	Instructions)
70 COURT ST	6a. Purchase price (If th	e transfer is a gift, enter "0")	X Not applicable	•	0.00	
70 COURT ST 6. TRANSFER TAX		e transfer is a gift, enter "0")	X Not applicable	6a.	0.00 \$70,000	-00
70 COURT ST 6. TRANSFER TAX	6b. Fair market value (E	nter a value only if you entered	X Not applicable	6a. line 6a)6b.	0.00 \$70,000 \$0	
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70 COURT ST 6. TRANSFER TAX 6c. Exemption claim - 7. DATE OF TRANSFE 07-15-2020 9. SPECIAL CIRCUMS	6b. Fair market value (E Check the box if eithe ER (MM-DD-YYYY)	nter a value only if you entered or grantor or grantee is claiming 8. CLASSIFIED. WARNING open space, tree growth, component of the property of the triggered by development on the property of the triggered of the property	X Not applicable "0" or a nominal value on exemption from transfer to G TO BUYER - If the por working waterfront, a ent, subdivision, partition	line 6a)	0.00 \$70,000 \$0 w.	.00 .00
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SAGADAHOC COUNTY MAINE
LYNN C MOORE, REGISTRAR
RECORDED ON
07/17/2020 01:36 PM
PAGES: 3



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RECORDATION REQUESTED BY/RETURN TO: XELA LLC 7 MARION STREET PORTLAND, ME 04101

SEND TAX NOTICES TO: XELA LLC 7 MARION STREET PORTLAND, ME 04101

FOR RECORDER'S USE ONLY

WARRANTY DEED

For good consideration \$70,000.00, U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE TIKI SERIES IV TRUST BY SN SERVICING CORPORATION, its ATTORNEY IN FACT, hereby bargains, deeds and conveys to XELA LLC the following described land in Sagadahoc County, State of Maine, free and clear with WARRANTY COVENANTS; to wit:

A CERTAIN LOT OR PARCEL OF LAND, WITH ANY BUILDINGS THEREON, SITUATED IN BATH, COUNTY OF SAGADAHOC, AND STATE OF MAINE, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

SOUTHERLY BY COURT STREET, WESTERLY BY LAND NOW OR FORMERLY OF WILLIAM HARRIMAN, NORTHERLY AND EASTERLY BY LAND FORMERLY OF JOSEPH K. HUSE, NOW DECEASED. KNOWN AS AND NUMBERED 71 COURT STREET.

Property Address: 71 COURT STREET, BATH, ME 04530

Grantor for itself, and its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor(s) and not otherwise, Grantor(s) will forever warrant and defend the said described real estate.

IN WITNESS WHEREOF, the said Grantor has signed these presents.

U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE TIKI SERIES IV TRUST BY SN SERVICING CORPORATION, ITS ATTORNEY IN FACT

		Name:	ROBIN P. ARKLEY	i
		Its:	PRESIDENT	
		Date:	Wu 9th	2020
)	li li
		•		
State of				
County of	, ss			(date)
Then persona he foregoing instrum and deed of said sorr Beloverne,	ally appeared the above ment to be his/her free a coration. See the attacking faring of Maine ires:	e namedact and deed in his/l	, and acher said capacity an	d the free act
	You Crifficin	ted name of Notary)	
Notary Public, State	of Maine	· 🤃		
My commission expi	ires:	<u> </u>		

This instrument was prepared by NATHAN BELL, Attorney at Law O/B/O BC LAW FIRM, P.A. 59 A CONAEFER LANE UNITY, ME 04988

CALIFORNIA CERTIFICATE OF ACKNO	gmentacknöwledgmentacknöwledgmentacknöwledgmentacknöwledgmentacknöwledgmentacknöwledgmentacknöwledgmentacknöwledgmen
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.	
State of California)	
County of	
On July 9, 2020 before me, Michelle Nort	on, Notary Public ,
personally appeared ROBIN P. ARKLEY II	
personally appeared	
who proved to me on the basis of satisfactory evidence to be the person the within instrument and acknowledged to me that he/she/the authorized capacity(jes), and that by his/her/their signature(s) on the upon behalf of which the person(s) acted, executed the instrument.	on(s) whose name(s) is are subscribed to y executed the same in his/her/their instrument the person(s), or the entity
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.	Michelle Norton Comm. #2224400 Notary Public California Humboldt County
WITNESS my hand and official seal.	Comm. Expires Jan. 3, 2022
Signature Model	
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BOOMBLYCHOM/TDOMBLYCHOM/EDOMBL	момоличнов момоличнов момоличнов момоличнов момоличнов момоличнов момоличнов момоличнов мом
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Optional Information hough the information in this section is not required by law, it could prevent fraudulent removal authorized document and may prove useful to persons relying on the attached document. escription of Attached Document are preceding Certificate of Acknowledgment is attached to a document	Additional Information Method of Signer Identification Proved to me on the basis of satisfactory evidence:
Optional Information though the information in this section is not required by law, it could prevent fraudulent removal authorized document and may prove useful to persons relying on the attached document. escription of Attached Document the preceding Certificate of Acknowledgment is attached to a document the purpose of	and reattachment of this acknowledgment to an Additional information Method of Signer Identification
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Registry	SAGADAHOC
Date Recorded	07/01/2020
Time Recorded	12:00:00 AM
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1. County SΔGΔ	DALIOC			Document Number		
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2. Municipality BAT	TH			Page	4863	
3. GRANTEE/PURC	HASER			BOOK/PAGE - F		ONLY
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HAYS JR MIC	CHAEL F, ne, MI; or business name				3d. Federal	ID
SPENCE HOL	, ,				our r oudrai	
3e. Mailing address afte	er purchasing this property		3f. Municipality		3g. State	3h. ZIP Code
497 HIGH ST			BATH		ME	04530
4. GRANTOR/SELLE					41 5 1 1	-
HAYS JR MIC	ne, MI; or business name				4b. Federal	טו
	,				41.5.1.1	10
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TRANSFER TAX PAID
BOOK - PAGE
SAGADAHOC COUNTY MAINE
LYNN C MOORE, REGISTRAR
RECORDED ON
07/20/2020 09:55 AM
PAGES: 2

WARRANTY DEED



KNOW ALL PERSONS BY THESE PRESENTS, THAT I, MICHAEL F. HAYS, JR., of Bath, Maine, GRANT TO MICHAEL F. HAYS, JR., and HOLLY M. SPENCE, as joint tenants, of 497 High Street, Bath, Maine, 04530, with WARRANTY COVENANTS, the land and improvements thereon, situated in Bath, County of Sagadahoc, State of Maine, and described as follows:

A certain lot or parcel of land, together with any improvements thereon, situated in Bath, County of Sagadahoc and State of Maine, being bounded and described as follows:

On the North by properties now or formerly of Frank Cromwell, one Watson, and Daniel A. Bishop; on the east by properties now or formerly of Wilbur Sanford, William Oliver, and Owen Ledyard; on the south by properties now or formerly of Marshall Brown, one Haggett, William Boutin, Fred Barrow, and the Estate of John H. Hyde; on the west by High Street.

Including all right, title and interest in and to a certain right-of-way as more particularly described in a certain instrument of conveyance from George W. Lakin dated October 18, 191 I, and recorded in the Sagadahoc County Registry of Deeds in Book 121, Page 329;

Excepting therefrom that portion thereof as conveyed by Clara C. Lemont and Bessie M. Lemont to Central Maine Power Company by instrument dated March 20, 1940, and recorded in said Registry of Deeds in Book 217, Page 187, but including in this conveyance, however, the easement or right-of-way reserved by the said Clara C. Lemont and Bessie M. Lemont in said conveyance to Central Maine Power Company.

FOR SOURCE OF TITLE, reference may be had to a Deed of Sale by Personal Representative from Stephen Singer and Owen Greenblatt, as the co-personal representatives of the Estate of Ada Greenblatt to Michael F. Hays, Jr., dated November 18, 2009, and recorded in the Sagadahoc County Registry of Deeds in Book 3149, Page 108.

IN WITNESS WHEREOF, I, Michael F. Hays, Jr., have hereunto set my hand and seals this day of July, 2020.

SIGNED, SEALED, and DELIVERED in the presence of:

Witness

MICHAEL F. HAYS, JR

STATE	OF MA	INE.

July _______, 2020

Jacachahoc, ss.

Personally appeared the above-named MICHAEL F. HAYS, JR, and acknowledged the foregoing instrument to be his free act and deed.

Notary Public

David A. King

-2-

DLN: <u>100204</u>0102866

PROCESSED ONLINE.

Registry	SAGADAHOC
Date Recorded	07/21/2020
Time Recorded	02:58:00 PM
ransfer Tax Amount	\$598.40
Document Number	2020R-04926
Book	2020
Page	4926
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DO NOT R	E-PROCESS.	Form RI	EIID	Time Recorded	02.38.00 I WI
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1. County SAGA	DAHOC			Document Number	2020R-04926
2. Municipality BAT	TT I			Book	2020
DA1	. п			Page	4926
3. GRANTEE/PURC				BOOK/PAGE - R	EGISTRY USE ONLY
·	ne, MI; or business name				3b. SSN or federal ID
PATEL, GAU	KAV ne, MI; or business name				3d. SSN or federal ID
PATEL, GUN.					ca. Serv or reactar ib
	er purchasing this property		3f. Municipality		3g. State 3h. ZIP Code
106 FOREST	GLEN LANE		TOPSHAM		ME 04086
4. GRANTOR/SELLE	ER .				
	ne, MI; or business name				4b. SSN or federal ID
DEMERS, MI	CHAEL R.				
4c. Last name, first nam	ne, MI; or Business name				4d. SSN or federal ID
DEMERS, ME	EGAN Q.				
4e. Mailing address			4f. Municipality		4g. State 4h. ZIP Code
PO BOX 138			WOOLWICH	[ME 04579
5. PROPERTY 5a.		Lot Sub-lot	Check any that app	ply 5b. Type of property - e number that best descr	ibas the prop
	31	51-7	No maps exist Multiple parce	erty being sold (see ins	5/1/
5c. Physical location			Portion of parc		l. Acreage (see instructions)
7 PINE HILL	DRIVE		Not applicable		0.00
6. TRANSFER TAX	6a. Purchase price (If th	e transfer is a gift, enter "0")		6a.	\$136,000 .00
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	6b. Fair market value (E	nter a value only if you entered '	'0" or a nominal value on	line 6a) 6b.	■00
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					from the State Tax Assessor
				onsideration for the proper ne transfer is a foreclosure	
11. OATH. Aware of p	penalties as set forth in	36 M.R.S. § 4641-K, I decla	re that I have reviewed	d this return with the Grant	or(s) and Grantee(s) and
		nformation contained herein and of which preparer has ar			
constitutes a legal sid	gnature.			r: (207) 774-4400 Ext	
	f preparer: KRISTIN				
Mailing address:	76 ATLANTIC		Email address	:_kconant@atlancoast.	COIII
	SOUTH PORTI	AND, ME 04106	Fax number:_		Rev. 11/18

TRANSFER TAX PAID
BOOK - PAGE
SAGADAHOC COUNTY MAINE
LYNN C MOORE, REGISTRAR
E-RECORDED ON
07/21/2020 02:58 PM
PAGES: 3

QUITCLAIM DEED WITH COVENANT Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS That Michael R. Demers and Megan Q. Demers of PO Box 138, Woolwich, ME 04579, for consideration paid grant(s) to Gaurav Patel and Gunjan Patel, of 106 Forest Glen Lane, Topsham, ME 04086, with quitclaim covenants, the land in Bath, County of Sagadahoc and State of Maine described on the attached EXHIBIT A:

WITNESS our/my hand(s) and seal(s) this 21st day of July, 2020.

el R. Demers
n Q. Demers

STATE OF MAINE July 21, 2020

COUNTY OF CUMBERLAND

Then personally appeared the above named Michael R. Demers and Megan Q. Demers and acknowledged the foregoing instrument to be his/her/their/free act and deed.

Before me,

Connie Jo Minervino Notary Public, Maine My Commission Exp. 12/29/2021 Notary Public
Printed Name:
My Commission Expires:

EXHIBIT A

The Real Estate known as designated as Unit No. 7 of Pine Hill Condominium, located on Western Avenue and Richardson Streets in the City of Bath, County of Sagadahoc and State of Maine, as shown on the Condominium Plat and Plans for Pine Hill Condominium, filed in the Sagadahoc County Registry of Deeds in Plan Book 24, Page 82 and 83, respectively. Specific reference is made to (1) Declaration of Condominium, Pine Hill Condominium, under the Maine Condominium Act, 33 M.R.S.A. Section 1601-101 et seq., which Declaration is dated March 8, 1988, and is recorded in said Registry of Deeds in Book 871, Page 61, and the same are incorporated by reference herein (hereinafter called the "Declaration"). The Unit conveyed herewith is a portion of the premises conveyed to Homewood-Pine Hill Associates by deed of Homewood Associates and Ronald S. Smith, Jr., dated December 9, 1987 and recorded in the Sagadahoc County Registry of Deeds in Book 857, Page 138. (2) First Amendment to Declaration dated October 7, 1988 and recorded in said Registry of Deeds in Book 910, Page 128; (3) Plan for Pine Hill Condominium Unit 65 dated June 21, 1988 and recorded in said Registry of Deeds in Plan Book 25, Page 81; (4) and Second Amendment to Declaration dated December 16, 1988 and recorded in said Registry of Deeds in Book 924, Page 27; and (5) Third Amendment to Declaration dated July 25, 1989, and recorded in said Registry of Deeds in Book 963, Page 62; and the same are incorporated by reference herein (hereinafter called the "Declaration").

The Unit is conveyed together with:

- 1. An undivided interest in the common elements and facilities of the condominium as stated in Exhibit B of the Declaration as amended.
- 2. An exclusive right to use the limited common elements appurtenant to the unit as specified in the Declaration and Plats and Plans.
- 3. An easement for the continuance of all encroachments by the unit on any adjoining units or common elements and facilities existing as a result of construction of the buildings, or which may come into existence hereafter as a result of settling or shifting of buildings, or as a result of repair or restoration of the buildings or of any adjoining unit or the common elements and facilities after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common elements and facilities made by or with the consent of the Board of Directors of the Pine Hill Condominium Owner's Association.
- 4. An easement in common with owners of other units to use any pipes, wires, ducts, flues, cables, conduits, public utility lines and other common areas and facilities located in any of the other units or elsewhere on the property and serving the units.
- 5. All rights and easements in common with other unit owners as "See description attached hereto and made a part hereof" described in the Declaration, including the description of property attached as Exhibit A to the Declaration and including those easements shown on the Plat and Plans and in the approved site/subdivision plan as approved by the Planning Board for the City of Bath.

RE: 2020-1865

6. All appliances, motors, storm windows and fixtures of any kind now placed in or on said unit.

Said unit is subject to conditions, restrictions and easements as recited in deed from Homewood-Pine Hill Associates to Claude L. Westbrooks and Taeko N. Westbrooks, dated October 26, 1989 at Book 980, Page 56 in the Sagadahoc County Registry of Deeds.

Reference is made to Warranty deed from Michael R. Demers, a/k/a Mike Demers dated July 19, 2013 and recorded in the Sagadahoc Registry of Deeds in Book 3527, Page 159.

RE: 2020-1865

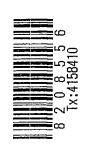
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PROCESSED ONLINE.

MAINE REAL ESTATE TRANSFER TAX DECLARATION Form RETTD

Registry	SAGADAHOC
Date Recorded	07/01/2020
Time Recorded	12:00:00 AM
Transfer Tax Amount	\$0.00
Document Number	0
Book	2020
	4963
	EGISTRY USE ONLY

DO NOT RE-	-PROCESS.	Do not use		Transfer Tax Amount	\$0.00	
1. County SAGAI	DAHOC			Document Number	0	
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2. Municipality BAT	H			Page	4963	
3. GRANTEE/PURCH	IASER			BOOK/PAGE - R		SE ONLY
3a. Last name, first name	e, MI; or business name				3b. Feder	al ID
IC LLC,						
3c. Last name, first name	e, MI; or business name				3d. Federa	al ID
3e. Mailing address after			3f. Municipality		3g. State	3h. ZIP Code
10555 SPRING	MILL RD		INDIANAPO	LIS	IN	46290
4. GRANTOR/SELLER	₹					
4a. Last name, first name	e, MI; or business name				4b. Federa	al ID
CAMPBELL K	ATHERINE,					
4c. Last name, first name	e, MI; or Business name				4d. Federa	al ID
4 14 11			46.84		4 01 1	41. 710.0
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SAGADAHOC COUNTY MAINE
LYNN C MOORE, REGISTRAR
RECORDED ON
07/22/2020 11:33 AM
PAGES: 3

bup bell

WARRANTY DEED

-DLN 1002040094437

Katherine Campbell of Indianapolis, Hamilton County, State of Indiana for no consideration, grants to **1C**, **LLC**, whose mailing address is 10555 Spring Mill Road, Indianapolis, Indiana 46290, with Warranty Covenants, certain real property, together with any improvements thereon located in Bath, Sagadahoc County, Maine, as more fully described on Exhibit A attached hereto and made a part hereof.

For grantors' source of title, reference may be had to a deed from John P. Murry and Linda E. Murry dated December 16, 2016 and recorded in Sagadahoc Registry of Deeds as Instrument No. 2016R-9526.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec 558.

Witness my hand and seal this 15 day of Way, 2020.

WITNESS:

Shrily & Burne

Katherine Campbell

STATE OF INDIANA)
COUNTY OF HAMILTON)
Before me, a Notary Public in and for the County and State referenced above, personally appeared Katherine Campbell, who, having been first duly sworn, acknowledged the execution of the foregoing Warranty Deed and stated that the representations contained herein are true.
Witness my hand and Notarial Seal this 15 day of May, 2020.
Dhully & Belling Notary Public
[Notarial Seal]
I am a resident of County, Indiana. OFFICIAL SEAL
Commission Number: 701089 SHIRLEY D. BURNER Notary Public - Indiana
My commission expires: Hamilton County My Comm. Expires: 6.9.2025

EXHIBIT ALEGAL DESCRIPTION

A certain lot or parcel of land, together with the buildings thereon, situated in Bath, in the County of Sagadahoc and State of Maine, being bounded and described as follows:

Beginning at the northeast corner of land of Paul G. Legard; thence running in a southerly direction along the easterly boundary of said Paul G. Legard, Frank E. Harviue and Theodore Clark a distance of one hundred sixty-five (165) feet, more or less, to land of William Haney; thence running along the northerly bound of said William Haney to an iron bolt in a rock, at a point in the westerly line of Rogers Shipyard Property; thence running in a northerly direction, following the shore of the Kennebec River to the southeast corner bound of property of Alvin Jewett, et ux; thence running along the southerly bound of the said Jewett and the southerly side of said Winslow Place a distance of two hundred thirty (230) feet, more or less, to the point of beginning.

TOGETHER WITH that certain lot or parcel of land as conveyed to Normal J. Jewett and Mildred J. Jewett by Robert K. Jewett and Georgia L. Jewett by a Deed, dated August 17, 1996 and recorded in the Sagadahoc County Registry of Deeds in Book 1441, Page 107.

SUBJECT TO an easement for a twenty (20) foot strip on the westerly and southerly end of the above described property, given by Erastus Jewett to the City of Bath, Maine, dated April 27, 1970, and recorded in the Sagadahoc County Registry of Deeds in Book 369, Page 1197.

Reserving and excepting, however, the following described lot or parcel of land: Beginning at an iron pipe set on the point of intersection of the northerly boundary line of Venecia J. Haney and the shore of the Kennebec River; thence running in a generally northwesterly, westerly, and southwesterly direction to the northerly boundary line of land of the Venecia J. Haney herein, said point being a distance of one hundred ten (110) feet, more or less, westerly of the point of beginning; thence running in a generally easterly direction a distance of one hundred ten (110) feet, more or less, to the point of beginning.

Also excepting the right of the City of Bath, the Bath Water District, Robert K. Jewett and Georgia J. Jewett, as well as the owners of properties abutting the within conveyed premises on the west and south to repair, replace and maintain those sewer and water lines servicing said properties as the same cross the within conveyed premises.

Further excepting and reserving, however, that certain lot or parcel of land as conveyed to Robert K. Jewett and Georgia J. Jewett by Normal L. Jewett and Mildred J. Jewett by a deed; dated August 19, 1996 and recorded in the Sagadahoc County Registry of Deeds in Book 1441, Page 109.

DLN: _1002040103011

PROCESSED ONLINE.

Registry	SAGADAHOC
Date Recorded	07/22/2020
Time Recorded	12:15:00 PM
Transfer Tax Amount	\$726.00
Document Number	2020r-04979
Book	2020
	4979
	EGISTRY USE ONLY
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DO NOT RE-PROCESS.		Do not use red ink.		Transfer Tax Amount	\$726.00
1. County SAGAI	DAHOC			Document Number	2020r-04979
2. Municipality BATI	J			Book	2020
DATI	.1			Page	4979
3. GRANTEE/PURCH				BOOK/PAGE - R	REGISTRY USE ONLY
3a. Last name, first name					3b. Federal ID
CARICCHIO, A					3d. Federal ID
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3e. Mailing address after	purchasing this property		3f. Municipality		3g. State 3h. ZIP Code
37 CASH STRE	EET		SOUTH POR	TLAND	ME 04106
4. GRANTOR/SELLER	₹				
4a. Last name, first name					4b. Federal ID
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4c. Last name, first name,	, MI; or Business name				4d. Federal ID
PURSER, MAR	RIE A				
4e. Mailing address			4f. Municipality		4g. State 4h. ZIP Code
9 WINDEMER	E LANE		SACO		ME 04072
	Map Block	Lot Sub-lot	Check any that ap	ply 5b. Type of property - e	rihes the nron-
	12	133	No maps exist Multiple parce	erty being sold (see ins	
5c. Physical location			Portion of pare	_	d. Acreage (see instructions)
25-27 OFFICE	DRIVE		X Not applicable		0.00
6. TRANSFER TAX	6a. Purchase price (If th	e transfer is a gift, enter "0")		6a.	\$165,000 .00
	6h Fair market value (F	inter a value only if you entered "	0" or a nominal value on	line 6a) 6b	00
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6c. Exemption claim -	Check the box it either	er grantor or grantee is claiming e	exemption from transfer to	ax and enter explanation below	v.
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		e any special circumstances			he buyer is not required to
the transfer that sugge market value? If yes, or		either more or less than its f er explanation below.		old Maine income tax beca	
,				eller has qualified as a Mai waiver has been received	from the State Tax Assessor
				onsideration for the proper	
				ne transfer is a foreclosure	
the best of my knowled	lge and belief the info	36 M.R.S. § 4641-K, I decla ormation contained herein is of which preparer has any kr	true, correct and comp		
PREPARER. Name of p	oreparer: LYNN B	ILODEAU	Phone numbe	r: (207) 874-0500	
Mailing address:					
	70 CENTER ST	REET	Email address	: Lynn@mclaughlintit	tle.com
_	70 CENTER ST PORTLAND, M		Email address Fax number:	: Lynn@mclaughlintit	Rev. 3/19

TRANSFER TAX PAID
BOOK - PAGE
SAGADAHOC COUNTY MAINE
LYNN C MOORE, REGISTRAR
E-RECORDED ON
07/22/2020 12:15 PM

PAGES: 2

DLN:1002040103011

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that, Frank E. Purser and Marie A. Purser of 25-27 Office Drive, Bath, ME 04530, for consideration paid, grant to April Lynn Caricchio, of 37 Cash Street, South Portland, ME 04106, with QUITCLAIM COVENANTS, the premises in the City of Bath, County of Sagadahoc, and State of Maine, bounded and described as follows:

See Exhibit A attached hereto

IN WITNESS WHEREOF,	the said Frank E. Purser and Marie A. Purser have caused
this instrument to be signed	this <u>6</u> day of July, 2020.
	4
	Olasifin
Witness	Frank E. Purser
	Marie a Pruser
	Marie A. Purser

STATE OF MAINE COUNTY OF CUMBERLAND

Notary Public/Attorney

Name:

My commission expires:

Charles H. McLaughlin Attorney at Law

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated in Bath, County of Sagadahoc and State of Maine, bounded and described as follows:

A certain lot or parcel of land, together with the building thereon, situated in Bath, County of Sagadahoc and State of Maine, and designated and described as Lot No, 115 as shown on a Plan or map entitled "Lambert Park, City of Bath, Sagadahoc County, Maine" dated September 9, 1948, prepared by New England Survey Service, Inc., 73 Tremont Street, Boston, Massachusetts, and filed in the Sagadahoc County Registry of Deeds in Plan Book 6, Page 24, to which Plan and record thereof, reference is hereby made for further description.

SUBJECT TO easements heretofore created and mutual easements created hereby, for the service of utility lines and the water distribution system or their appurtenances and for ingress and egress over those portions of the property hereby conveyed, whereon said utility lines and the water distribution system are located for the sole purpose of maintaining an uninterrupted supply of the utilities and water, and the mutual rights to maintain, operate and repair those service utility lines and water distribution system or their appurtenances.

DLN: _0012048163715

PROCESSED ONLINE.

Registry	SAGADAHOC
Date Recorded	07/01/2020
Time Recorded	12:00:00 AM
Transfer Tax Amount	\$0.00
Document Number	0
Book	2020
-	4986
-	EGISTRY USE ONLY

DO NOT KE	E-PROCESS.	Form RI Do not use		Transfer Tax Amount	\$0.00
1. County SΔGΔ	DAHOG			Document Number	0
SAGA	ADAHOC				2020
2. Municipality BAT	ГН				4986
3. GRANTEE/PURC	HASER			1	EGISTRY USE ONLY
	ne, MI; or business name				3b. Federal ID
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oc. Last Hame, mot Ham	ne, IVII, OI DUSINESS HAITIE				Su. I ederal ID
3e. Mailing address afte	er purchasing this property		3f. Municipality		3g. State 3h. ZIP Code
16 DUMMER	STREET		BATH		ME 04530
4. GRANTOR/SELLE					
4a. Last name, first name AKELEY MA	ne, MI; or business name				4b. Federal ID
	,				
4c. Last name, first nam	ne, MI; or Business name				4d. Federal ID
4e. Mailing address			4f. Municipality		4g. State 4h. ZIP Code
69 DUMMER	STREET		BATH		ME 04530
	. Map Block	Lot Sub-lot	Check any that app		enter the code
	21 0	117	No maps exist	erry being sold (see ins	
			Multiple parcel	S	
5c. Physical location			Portion of parc	cel 5d	I. Acreage (see instructions)
5c. Physical location 16 DUMMER	STREET				I. Acreage (see instructions) 0.00
·		e transfer is a gift, enter "0")	Portion of parc X Not applicable		- '
16 DUMMER	6a. Purchase price (If the	e transfer is a gift, enter "0")	Portion of parc X Not applicable	6a.	0.00
16 DUMMER	6a. Purchase price (If the		Portion of parc X Not applicable 70" or a nominal value on	6a. line 6a) 6b.	\$55,000 .00 \$0 .00
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TRANSFER TAX PAID
BOOK - PAGE
SAGADAHOC COUNTY MAINE
LYNN C MOORE, REGISTRAR
RECORDED ON
07/22/2020 03:23 PM
PAGES: 2

MAINE SHORT FORM WARRANTY DEED

That I, MARK H. AKELEY, whose mailing address is 69 Dummer Street, Bath, Maine 04530, grant to MARTHA LEE AKELEY CARR, whose mailing address is 16 Dummer Street, Bath, Maine 04530, with WARRANTY COVENANTS, my undivided one-third interest, in the real property situated in the City of Bath, County of Sagadahoc and State of Maine bounded and described as follows:

Parcel 1

A CERTAIN LOT OR PARCEL OF LAND together with all the buildings thereon numbered 16 Dummer Street, situated in Bath, County of Sagadahoc, and State of Maine bounded and described as follows, to wit:

BEGINNING on the westerly side of Dummer Street at the northeast corner of land formerly of John Peterson;

THENCE running westerly by the north line of the Peterson lot and the north line of land formerly of Buckman, eight rods to a corner;

THENCE northerly parallel with Dummer Street sixty feet to a corner formerly of Sawyer now Wardwell;

THENCE easterly by the Wardwell land and holding the width of sixty feet, eight rods to the westerly line of Dummer Street;

THENCE southerly by the west line of Dummer Street sixty feet to the first mentioned bound.

Parcel II

ALSO A CERTAIN LOT OR PARCEL OF LAND, together with all the buildings thereon, situated in Bath, in the County of Sagadahoc and State of Maine, and bounded and described as follows:

BEGINNING on the southerly line of the Wardwell lot at a point ten feet easterly from the Wardwell southwest corner;

THENCE running northerly as the fence now runs about two feet to a corner of said fence;

THENCE easterly parallel with and about two feet distance from the Wardwell south line forty-three feet to a corner;

THENCE southerly about two feet to the Wardwell line;

THENCE westerly forty-three feet on the Wardwell south line to the first bound mentioned.

WITH THE RIGHT of said Grantee, her heirs and assigns, to enter upon a space north of the above described premises not to exceed two feet from the building thereon situated for the sole purpose of repairing said building.

REFERENCE IS MADE to Deed of Distribution from the Estate of Dora L. Akeley to Mark H. Akeley, Nan Akeley Higgins and Martha Lee Akeley Carr, as tenants in common, dated March 4, 2020 and recorded in the Sagadahoc County Registry of Deeds in Book 2020R, Page 01782.

WITNESS my hand and seal this 22^{nd} day of July in the year of our Lord two thousand and twenty.

SIGNED, SEALED AND DELIVERED

in the presence of

Witness

Mark H. Akeley

STATE OF MAINE SAGADAHOC, ss.

Then on this 22nd day of July, 2020 personally appeared the above named **MARK H. AKELEY** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public

Printed name of Notary My Commission expires: John W. Voorhees Notary Public Maine y Commission Expires August 18, 20

Page 2 of 2

DLN: <u>100204</u>0103333

PROCESSED ONLINE.

Registry	SAGADAHOC
Date Recorded	07/24/2020
Time Recorded	10:24:00 AM
ansfer Tax Amount	\$1,760.00
Document Number	2020r-05043
Book	2020
Page	5043
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	RE-PROCESS.	Form RI		Time Recorded	0.24.00 AW
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1. County SAGA	ADAHOC			Document Number	2020r-05043
2. Municipality BA	ГН			Book	2020
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3. GRANTEE/PURC				BOOK/PAGE - R	EGISTRY USE ONLY
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PEARSON, A	me, MI; or business name				3d. SSN or federal ID
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	er purchasing this property		3f. Municipality		3g. State 3h. ZIP Code
21 OLD SOU	TH PLACE		BATH		ME 04530
4. GRANTOR/SELLE	ER				
	me, MI; or business name				4b. SSN or federal ID
HJPK VENTU	JRES,				
4c. Last name, first nam	ne, MI; or Business name				4d. SSN or federal ID
4e. Mailing address			4f. Municipality		4g. State 4h. ZIP Code
75 BEECHWO	OOD DRIVE		TOPSHAM		ME 04086
5. PROPERTY 5a	ı. Map Block	Lot Sub-lot	Check any that app		
	27	218	No maps exist	erty being sold (see ins	
5c. Physical location			Multiple parcel		I. Acreage (see instructions)
21 OLD SOU	TH PLACE		Not applicable		0.25
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6. TRANSFER TAX	6a. Purchase price (If the	e transfer is a gift, enter "0")			
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1002040103333

TRANSFER TAX PAID
BOOK - PAGE
SAGADAHOC COUNTY MAINE
LYNN C MOORE, REGISTRAR
E-RECORDED ON
07/24/2020 10:24 AM
PAGES: 2

(SPACE ABOVE RESERVED FOR RECORDING INFORMATION)

WARRANTY DEED

(Corporate Grantor)

HJPK Ventures, LLC, a Maine Limited Liability Company with a mailing address of 75 Beechwood Drive, Topsham, ME 04086, for consideration paid, grants to Abby Olivia Pearson and Erik. G Pearson, with a mailing address of 278 Front Street, Richmond, ME 04357, with Warranty Covenants, as Joint Tenants, the land and interest in land, together with all buildings and improvements now located thereon, situated in Bath, County of Sagadahoc and State of Maine, described as follows:

A certain lot or parcel of land with the building thereon, situated in Bath, County of Sagadahoc, State of Maine, on the east side of former White Street, now Old South Place bounded and described as follows:

Beginning at a point on the east side of Old South Place sixty-five (65) feet south of the south side of Granite Street;

Thence easterly by land now or formerly of Wallace to land formerly of Mitchell, now or formerly of Smith;

Thence southerly and easterly by Smith;

Thence south by Leonard and Union Street to Cook;

Thence Westerly by Cook to the east side of Old South Place;

Thence northerly along the east side of Old South Place to the point of beginning.

Also conveying an easement for sewer/waterline and maintenance. The terms of said easement and right of way shall be as follows: An easement and right of way to maintain, repair and replace an existing waste water disposal line and water supply line or lines, crossing the premises of conveyed to HJPK Ventures, LLC by deed of Roland J. Simard and Deborah Simard. HJPK Ventures, LLC, as the owner of 21 Old South Place, its successors and assigns covenant and agree that to the extent "maintenance, repair or replacement" requires the disturbance of the lands of 58 Granite Street, HJPK Ventures, LLC, as owner of 21 Old South Place, its successors and/or assigns, will restore the lands at 58 Granite Street to substantially the same condition as prior to said disturbance.

To extent any maintenance, repair or replacement of the water supply or sewage disposal lines is required that may benefit both properties the subject of this agreement, the respective owners of the properties shall share the cost of such maintenance, repair or replacement, pro-rate, based upon the respective cost of maintenance, repair or replacement of the lines located on each of the properties the subject of this agreement.

This agreement shall inure to the benefit of the parties hereto and their respective successors and/or assigns. No change to this agreement shall be effective unless the same is in writing, executed by both parties and recorded in the Sagadahoc County Registry of Deeds.

Being the same premises conveyed to HJPK Ventures, LLC, by virtue of a deed from Sue E. Sturtevant, Successor Trustee of Sturtevant Family Trust, created under the Will of Arthur E. Sturtevant, dated June 30, 2010 dated February 15, 2019 and recorded in the Sagadahoc County Registry of Deeds in Instrument Number 2019R-01045.

IN WITNESS WHEREOF, HJPK Ventures, LLC, has caused this instrument to be signed in its name and behalf by Holly J.P. Kopp, its Member, thereunto duly authorized, this 33 day of July 2020.

Witness

HJPK Ventures, LLC

By: Holly JAP. Kopp

Its: Member

STATE OF MAINE COUNTY OF SAGADAHOC

Michellent. Litea

July 23, 2020

Personally appeared the above named Holly J.P. Kopp, the Member of HJPK Ventures, LLC and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said HJPK Ventures, LLC.

Before me,

Michaelle W. Cilo a

After recording return to: Erik G. Pearson and Abby Olivia Pearson 21 Old South Place Bath, ME 04530 DLN: <u>100204</u>0103784

PROCESSED ONLINE.

Registry	SAGADAHOC
Date Recorded	07/28/2020
Time Recorded	01:38:00 PM
ransfer Tax Amount	\$1,709.40
Document Number	2020r-05142
Book	2020
Page	5142

DO NOT RE-PROC	ESS.	Form RI	ETTD	Time Recorded	01:38:00 PM
		Do not use	red ink.	Transfer Tax Amount	\$1,709.40
1. County SAGADAHOC				Document Number	2020r-05142
				Book	2020
2. Municipality BATH				Page	5142
3. GRANTEE/PURCHASER				BOOK/PAGE - R	EGISTRY USE ONLY
3a. Last name, first name, MI; or busin	ness name				3b. SSN or federal ID
GOODMAN, MATTHE					
3c. Last name, first name, MI; or busin	ness name				3d. SSN or federal ID
GOODMAN, JODY B 3e. Mailing address after purchasing the	nic proporty		3f. Municipality		3g. State 3h. ZIP Code
927 HIGH STREET	ns property		BATH		ME 04530
4. GRANTOR/SELLER			DATII		WIL 04330
4a. Last name, first name, MI; or busing	ness name				4b. SSN or federal ID
LEDOGAR, KATE E					
4c. Last name, first name, MI; or Busir	ness name				4d. SSN or federal ID
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4e. Mailing address 61 MAIN STREET			4f. Municipality	ΛN	4g. State 4h. ZIP Code
			BOWDOINH		NH 04008
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20		, 2	Multiple parcel		di delions).
5c. Physical location			Portion of parc		I. Acreage (see instructions)
927 HIGH STREET			Not applicable		0.00
6. TRANSFER TAX 6a. Purchase	e price (If the transfer is	a gift, enter "0")		6a.	\$388,500 .00
6b. Fair marl	ket value (Enter a value	only if you entered "	'0" or a nominal value on l	ine 6a) 6b.	-00
6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) 6b. 6c. Exemption claim - Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.					
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2020R-05142

TRANSFER TAX PAID **BOOK - PAGE SAGADAHOC COUNTY MAINE** LYNN C MOORE, REGISTRAR **E-RECORDED ON** 07/28/2020 01:38 PM PAGES: 2

DLN:1002040103784 WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that Kate E. Ledogar of 927 High Street, Bath, ME 04530, for consideration paid, grants to Matthew J. Goodman and Jody B. Goodman, of 60 Woodland Road, Cape Elizabeth, ME 04107, as Joint Tenants, with WARRANTY COVENANTS, the premises in the City of Bath, County of Sagadahoc and State of Maine, bounded and described as follows:

See Exhibit A attached hereto

IN WITNESS WHEREOF, Kate E. Ledogar has caused this instrument to be signed this **24** day of July, 2020.

Witness

Kate E. Ledogar

STATE OF MAINE COUNTY OF CUMBERLAND

On this ______ day of July, 2020, personally appeared before me the aforesaid Kate E. Ledogar and acknowledged the foregoing to be her free act and deed.

Notary Public/Attorney

Name:

Notarized remotely, in accordance with Executive order 37 FY 19/20

Charles H. McLaughlin Attorney at Law

Exhibit A

A certain lot or parcel of land, with all the buildings thereon, situated in the City of Bath County of Sagadahoc and State of Maine, bounded and described as follows, to wit:

BEGINNING at a point which is 106.0 feet northerly of the intersection of the northerly line of Oak Street, so-called, and the easterly line of High Street, so called, measured along the easterly line of High Street, as shown on a plan prepared by Wright & Pierce, Civil Engineers, Topsham, Maine, entitled "Property Survey for Grace Episcopal Church, Bath, Maine September 21, 1964" said point being marked by an iron pipe;

THENCE N 15° 07' 52" E 30.70 feet by the easterly line of said High Street to an angle point;

THENCE N 0° 36′ 34″ E 65.80 feet continuing by the easterly line of said High Street to a point and land of Walter Baranowski, said point being marked by an iron pipe,

THENCE S 86° 35' 42" E 89.65 feet by land of said Baranowski running through existing iron rods, to a point and land now or formerly of Lillian W. Tucker, said point being marked by an iron pipe;

THENCE S 11° 25' 12" W 12.95 feet by land of said Tucker to an angle point, said point being marked by an iron rod;

THENCE S 72° 18' 16" E 27.32 feet by land of said Tucker to an angle point and other land of the Rector, Wardens and Vestrymen of the Grace Church Parish, said point being marked by an iron pipe,

THENCE S 16° 21' 23" W 96.40 feet by other land of said Rector, Wardens and Vestrymen of the Grace Church Parish to an angle point marked by an iron pipe;

THENCE N 76° 06' 24" W 14.37 feet continuing by land of said Rector, Wardens and Vestrymen of the Grace Church Parish to land of Marshall L. Willis and Clarissa K. Willis, said point being marked by an iron pipe;

THENCE continuing on last named course and by land of said Willis 83.0 feet to. the point of beginning.

Meaning and intending to describe and convey the same premises conveyed to Kate E. Ledogar by Deed from Daniel T. Fahey and Cora M. Moran-Fahey dated October 7, 2016 recorded on October 13, 2016 in the Sagadahoc County Registry of Deeds in Book 2016R, Page 07872.

DLN: 1002040103909

PROCESSED ONLINE.

Registry	SAGADAHOC
Date Recorded	07/29/2020
Time Recorded	11:36:00 AM
ransfer Tax Amount	\$1,056.00
Document Number	2020r-05169
Book	2020
•	5169
BOOK/PAGE - R	REGISTRY USE ONLY

DO NOT RE	E-PROCESS.	Form RI	ETTD	Time Recorded	11:36:00 AM
		Do not use	red ink.	Transfer Tax Amount	\$1,056.00
1. County SAGA	DAHOC			Document Number	2020r-05169
				Book	2020
2. Municipality BAT	H			Page	5169
3. GRANTEE/PURCH	IASER			BOOK/PAGE - I	REGISTRY USE ONLY
3a. Last name, first name	e, MI; or business name				3b. SSN or federal ID
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3c. Last name, first name					3d. SSN or federal ID
LIBBY, JENNI			Of Municipality		2 - Ct-t- 2 - 7 D C-t-
3e. Mailing address after 525 HIGH STR			3f. Municipality BATH		3g. State 3h. ZIP Code ME 04530
			DAIII		WIE 04330
 GRANTOR/SELLEF Last name, first name 					4b. SSN or federal ID
·	•	AH M. TURNBULL	, HANNAH M.		
4c. Last name, first name					Ad CON autodoral ID
BARRINGTON					4d. SSN or federal ID
	, ALLAN IV.				
4e. Mailing address	m		4f. Municipality		4g. State 4h. ZIP Code
61 LEMONT S	Τ		BATH		ME 04530
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5c. Physical location 525 HIGH STR	EET			s cel 5	d. Acreage (see instructions) 0.07
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2020R-05169

TRANSFER TAX PAID
BOOK - PAGE
SAGADAHOC COUNTY MAINE
LYNN C MOORE, REGISTRAR
E-RECORDED ON
07/29/2020 11:36 AM
PAGES: 2

(SPACE ABOVE RESERVED FOR RECORDING INFORMATION)

DLN1002040103909

WARRANTY DEED

JOINT TENANCY
Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS that we, Hannah M. Barrington (f/k/a Hannah M. Turnbull) and Allan N. Barrington of Bath, County of Sagadahoc and State of Maine, for consideration paid, grant to Alex Libby and Jennifer A. Libby, both having a mailing address of 31 Bates St., Apt. 1, Portland, ME 04103, with WARRANTY COVENANTS, as Joint Tenants, a certain lot or parcel of land in Bath, County of Sagadahoc, and State of Maine, bounded and described as follows:

Beginning at the northeast corner of High and Palmer Street thence running easterly by the north line of Palmer Street sixty-eight feet to land formerly of Loring Bates, now or formerly owned by Ronald C. Coombs, Sr. and Marilyn J. Coombs; thence northerly by Coombs land forty feet to a drill hole marking the southeasterly corner of land formerly of George Flint, now or formerly owned by Timothy C. Rioux and Gayle K. Rioux; thence westerly by the southerly line of Rioux property sixty-eight feet to the easterly line of High Street; thence southerly by High Street to the starting point.

Being the same premises conveyed to Allan N. Barrington and Hannah M. Turnbull, by virtue of a deed from Dorinda A. Roye dated July 29, 2016 and recorded in the Sagadahoc County Registry of Deeds in Instrument Number 2016R-05330.

The premises are conveyed subject to any easements and restrictions of record, and together with all rights, easements, privileges and appurtenances belonging to the premises described herein.

WITNESS our hands this 28th day of July, 2020.

Witness to All

mainian W. Danington

Allan N. Barringtor

STATE OF MAINE COUNTY OF SAGADAHOC

July 28, 2020

Personally appeared the above-named Hannah M. Barrington and Allan N. Barrington and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Notary Public or Attorney at Law

COMMISSION EXPIRES JULY 13, 2027

After recording return to: Alex Libby and Jennifer A. Libby 525 High Street, Bath, ME 04530

200942-S

DLN: <u>100204</u>0104383

PROCESSED ONLINE.

Registry	SAGADAHOC
Date Recorded	07/31/2020
Time Recorded	12:02:00 PM
ansfer Tax Amount	\$704.00
Document Number	2020r-05251
Book	2020
Page	5251

DO NOT R	E-PROCESS.	Form R	ETTD	Time Recorded	12:02:00 PM
		Do not use	red ink.	Transfer Tax Amount	\$704.00
1. County SAGA	DAHOC			Document Number	2020r-05251
				Book	2020
2. Municipality BAT	`H 			Page	5251
3. GRANTEE/PURCH	HASER			BOOK/PAGE - R	REGISTRY USE ONLY
3a. Last name, first nam					3b. SSN or federal ID
JAMISON, AN					
3c. Last name, first name					3d. SSN or federal ID
JAMISON, MI	r purchasing this property		3f. Municipality		3g. State 3h. ZIP Code
50 CORLISS S			BATH		ME 04530
4. GRANTOR/SELLE			21111		1/12 0 1880
	ne, MI; or business name				4b. SSN or federal ID
RUSSELL, FE	LICIA E				
4c. Last name, first name	e, MI; or Business name				4d. SSN or federal ID
RUSSELL, SA					
4e. Mailing address			4f. Municipality		4g. State 4h. ZIP Code
50 CORLISS S	STREET		BATH		ME 04530
	Map Block	Lot Sub-lot	Check any that app	ply 5b. Type of property - e	enter the code
	33	088	No maps exist	erty being sold (see ins	
5c. Physical location			Multiple parcel	_	d. Acreage (see instructions)
50 CORLISS S	STREET		Not applicable		0.21
6. TRANSFER TAX					
	6a. Purchase price (If the	e transfer is a gift, enter "0")		6a.	\$160,000
6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) 6b.					
6c. Exemption claim - Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.					
7. DATE OF TRANSF	ER (MM-DD-YYYY)	8. CLASSIFIED. WARNING	G TO BUYER - If the p	roperty is classified as far	mland,
07-31-2020		open space, tree growth, o be triggered by developme			classified
9. SPECIAL CIRCUM	ISTANCES. Were there	e any special circumstances	with 10. IN	COME TAX WITHHELD. T	he buyer is not required to
the transfer that sugg	est the price paid was check the box and ent	either more or less than its f	fair withho	old Maine income tax beca	
market value: if yee,	chock the box and one	or explanation below.		eller has qualified as a Mai waiver has been received	ine resident from the State Tax Assessor
				onsideration for the proper	
			Ti	ne transfer is a foreclosure	sale
to the best of my know	wledge and belief the ir tor(s) and Grantee(s) a	36 M.R.S. § 4641-K, I decla formation contained herein and of which preparer has an	is true, correct and co	mplete. Declaration of pre	parer is based on informa-
	preparer: JAMES H	OPKINSON	Phone number	r: (207) 772-5845	
Mailing address: _	6 CITY CENTE	R SUITE 400	Email address	_jhopkinson@hablaw	.com
	PORTLAND, M	E 04101	Fax number:_		
					Rov 11/18

2020R-05251

TRANSFER TAX PAID
BOOK - PAGE
SAGADAHOC COUNTY MAINE
LYNN C MOORE, REGISTRAR
E-RECORDED ON
07/31/2020 12:02 PM
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DLN 1002040104383

WARRANTY DEED

FELICIA E. RUSSELL AND SAMUEL C. RUSSELL, IV

of 50 Corliss Street, Bath, ME 04530

for consideration paid, grant to

ANTHONY J.R. JAMISON AND MIRIAM A. JAMISON

of 14 Main Street, Apt. #B, Topsham, ME 04086, as joint tenants and not as tenants in common, with WARRANTY COVENANTS, the following described real property in Bath, County of Sagadahoc and State of Maine:

See Exhibit A attached hereto and made a part hereof

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

WITNESS our hands and seals this 31st day of July, 2020.

Felicia E. Russell

Samuel C. Russell, IV

State of Maine Sagadahoc, ss.

July 31, 2020

Personally appeared before me the above-named Felicia E. Russell and Samuel C. Russell, IV and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Gerald B. Schofield, Jr., Attorney-at-Law

4454

H-JAMISON.A

EXHIBIT A

A certain lot or parcel of land, together with the buildings thereon, situated in Bath, in the County of Sagadahoc and State of Maine, bounded and described as follows, to wit:

On the north by Corliss Street; on the west by land formerly of Eugene Youland and now of one Soule; on the south by land of the City of Bath and one Lermond; and on the east by land formerly of James Perkins, now of one Babbidge; and having a frontage of sixty (60) feet on Corliss Street.

For title reference see deed given by Richard F. Hart, Jr. and Catherine R. Hart to Felicia E. Russell and Samuel C. Russell, IV, dated April 13, 2017, and recorded in the Sagadahoc County Registry of Deeds in Document Number 2017R-02501.

H-JAMISON.A