

2020R-04563

TRANSFER TAX PAID

BOOK - PAGE

SAGadahoc COUNTY MAINE

LYNN C MOORE, REGISTRAR

RECORDED ON

07/06/2020 10:50 AM

PAGES: 2



### WARRANTY DEED (Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that **Gervais Homes, LLC** a Maine **Limited Liability Company** of Standish, County of Cumberland and State of Maine, for consideration paid, GRANT(S) to **EJ Design LLC**, of Topsham, County of Sagadahoc and State of Maine, with a mailing address of PO Box 152 Topsham, ME 04086, with WARRANTY COVENANTS, the land in the Town of Phippsburg, County of Sagadahoc, State of Maine, described as follows:

SEE EXHIBIT A, which is attached and made a part hereof.

WITNESS, my hand and seal this 30 day of June, 2020

Signed, Sealed and Delivered in the presence of:

\_\_\_\_\_  
WITNESS

\_\_\_\_\_  
Gervais Homes, LLC  
By: Andrew Gervais  
Its: Member

STATE OF MAINE

Cumberland County, SS.

June 30, 2020

Personally appeared the above named **Andrew Gervais** and acknowledged the above instrument to be his free act and deed in his stated capacity, and the free act and deed of Gervais Homes, LLC.

Before Me,

\_\_\_\_\_  
Notary Public/Attorney at Law

KENNETH M. LEFEBVRE  
NOTARY PUBLIC-MAINE  
MY COMMISSION EXPIRES 01-22-2025

*EX*

EXHIBIT A

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

Beginning at a rebar marked 1243 on the northwesterly sideline of land now or formerly of Bruce Poliquin and which said rebar is located N 33° 4' 54" E a distance of five hundred eighty-eight and sixty one hundredths (588.61) feet from a monument set at or near the northerly sideline of Route 209, said monument at the sideline of Route 209 marking the southeast corner of a lot of land owned by Timothy and Gail Brooks and the southwest corner of the lot of above said Poliquin; thence running N 43° 48' 52" W along the line of Glenn and Diane Theall for a distance of two hundred sixty-five and sixty-five and sixty-eight hundredths (265.68) feet to another rebar marked 1243 on the easterly sideline of a fifty foot wide right of way; thence running approximately N 15° E for a distance of sixty-seven (67) feet, more or less, along said right of way to a stake and stones; thence in a direction of approximately N 55° E for a distance of fifty (50) feet along said right of way; thence in a direction of approximately N 88° E for a distance of two hundred (200) feet, more or less, along said right of way to a stake and stones; thence in a direction of approximately N 42° E for a distance of one hundred and six (106) feet, more or less, along land of Patsy Ann Pond to a stake on the northwesterly sideline of land of above mentioned Poliquin; thence in a southwesterly direction along line of said Poliquin for a distance of two hundred and eighty (280) feet, more or less, to the point of beginning.

Also conveying certain easements or rights of way as are more particularly described in a Deed from Maurice M. Brooks and Nancy G. Brooks and Mavis Brooks dated July 21, 2005 and recorded in the Sagadahoc County Registry of Deeds in Book 2595, Page 325. Reference may be had to said Deed for a more particular description of the rights conveyed therein.

EM