

2019R-04505

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SAGADAHOC COUNTY MAINE

LYNN C MOORE, REGISTRAR

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AFTER RECORDING RETURN TO:

Nicholas J. Morrill, Esq.
Jensen Baird Gardner & Henry
P.O. Box 4510
Portland, Maine 04112-4510

WARRANTY DEED

DLN: 1001940065535

KNOW ALL PERSONS BY THESE PRESENTS, that, **HOMES IN DIFFERENT AREA CODES LLC**, a Maine limited liability company with a mailing address of 52 Whites Bridge Road, Standish, Maine 04084, for consideration paid, grants to **EJ DESIGN LLC**, a Maine limited liability company, with a mailing address of P.O. Box 152, Topsham, Maine 04086, with **WARRANTY COVENANTS**, a certain lot or parcel of land, together with the buildings thereon, located in the City of Topsham, County of Sagadahoc, and State of Maine, more particularly described as follows:

A certain lot or parcel of land situated in said Topsham at Pejepscoot, so-called, in the Town of Topsham, County of Sagadahoc and State of Maine, bounded and described as follows:

Beginning at the public road leading from Topsham Village to Lisbon Falls, at the southwest corner of land formerly of Hiram Vinal; thence running easterly by the south line of said Vinal land ten rods from the said line; thence southerly by land now or formerly of George W. Thompson six rods; thence westerly ten rods to the east line of the road; thence northerly by the road line six rods to the place of beginning.

If any part of the pole rights for the maintenance of an electric line heretofore conveyed passes across the above-described premises the same are hereby conveyed subject thereto.

Also, a certain lot or parcel of land, with the buildings thereon, situated in said Topsham at Pejepscoot, so-called, a short distance southerly of the point where the Maine Central Railroad track crosses the road leading from Topsham to Lewiston, bounded and described as follows:

Beginning at a point on the easterly side of said road about twenty rods southerly from the southerly side of land of the Maine Central Railroad at the southwesterly corner of land conveyed by William T. Guptill to Theodore S. Allen; thence by the southerly line of said Guptill land easterly to the southeasterly corner thereof; thence northerly by the easterly line of said Guptill land to the southeasterly corner of land of the Pejepscoot Paper Company; thence about southerly by land now or formerly of Hannah A. Allen, Ethel T. Allen and Theodore S. Allen to an iron bolt set in a drill hole in the ledge; thence westerly by land now of formerly of said Allens one hundred and sixty-five (165) feet to said road; thence northerly by said road one hundred and three (103) feet to the point of beginning.

If any part of the pole rights for the maintenance of an electric line heretofore conveyed passes across the above described premises the same are hereby conveyed subject thereto.

EM

Being the same premises conveyed to Homes in Different Area Codes LLC by virtue of a deed from JPMorgan Chase Bank, N.A., dated of even or similar date herewith, and recorded prior hereto in the Sagadahoc County Registry of Deeds.

IN WITNESS WHEREOF, Homes in Different Area Codes LLC has caused this instrument to be signed and sealed in its company name by Andrew Gervais, its Manager, thereunto duly authorized this 22nd day of July, 2019.



Witness

HOMES IN DIFFERENT AREA CODES LLC, a Maine limited liability company

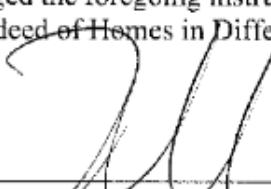
By: 

Andrew Gervais
Title: MANAGER

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

July 22, 2019

Then personally appeared before me the above-named Andrew Gervais, Manager of Homes in Different Area Codes LLC, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of Homes in Different Area Codes LLC.



Notary Public
Print Name: Nicholas J. Morrill, Attorney at Law
My Commission Expires: _____