Bk 9851 Pg56 #8047
06-04-2018 @ 11:41a

NOT AN OFFICIAL COPY

Warranty Deed

B & M Developers, Inc., a Maine Corporation with a place of business in Auburn, Androscoggin County, Maine, for no consideration paid, grants to **RegKel LLC**, a Maine limited liability company with a mailing address of 32 Woodbury Road, Auburn, Androscoggin County, Maine 04210, with **Warranty Covenants**, certain lots or parcels of land, with any buildings and improvements situated thereon, located in Auburn, Androscoggin County, Maine, bounded and described as follows:

Being Lots 2, 12, 13, 14, 15, 16, 18, 19, 21 and 22, along with the entirety of "Mountain View Drive", all as depicted on a recorded subdivision plan entitled "Final Subdivision Plan, Woodbury Heights - Phase 3" last revised on July 11, 2017 and recorded in the Androscoggin County Registry of Deeds in Plan Book 52, Page 3, to which reference should be made for a more particular description of the premises herein described.

Also conveyed herewith are all duties, responsibilities and obligations which may have been imposed upon some or all of the properties herein conveyed by the Auburn Planning Board related to the approval of both Phase 3 and Phase 4 of the Woodbury Heights subdivision, evidenced by the above referenced plan and a certain plan depicting Phase 4 of Woodbury Heights to be recorded in said Registry.

The above described premises being a portion of the premises conveyed by warranty deed from Inez Buck, Nancy D. McNeill and Judith D. Davis (f/k/a Judith D. Davis-Kovats) to B & M Developers, Inc. dated September 15, 2014 and recorded in said Registry in Book 8997, Page 44. Title was not searched by the preparer of this deed.

NO MAINE R.E. TRANSFER TAX PAID

In Witness Whereof, the Grantor has set its hand and seal on this 22nd day of May, 2018.

B & M Developers, Inc.

Witness

By: _____
Reginald Bouffard
Its: President

State of Maine
Androscoggin, SS.

May 22, 2018

Then personally appeared the above-named **Reginald Bouffard**, duly authorized President of **B & M Developers, Inc.** and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of **B & M Developers, Inc.**

Before me,

_____
K. Alexander Visbaras, Attorney At Law

ANDROSCOGGIN COUNTY
TINA M CHOUINARD
REGISTER OF DEEDS