

thence S 26° 23' 19" W along said land of Landings Development, LLC for a distance of 60.00 feet to a point at land now or formerly of Miles and Winters; thence S 63° 56' 29" E along said land of Miles and Winters for a distance of 211.33 feet to a point in a stone wall on said westerly sideline of Hiltons Lane;

### WARRANTY DEED

Lot 17-11-C-2

53° 25' 35"  
27° 42' 09"

52,700

KNOW ALL BY THESE PRESENT that Deborah Denuzzio Pohopek, with a mailing address of 2 Ferry Lane N. York, ME 03909 for consideration paid, grants to RF1 Properties, LLC, a New Hampshire limited liability company with a mailing address of 28 Weare Road, Seabrook, New Hampshire 03874 with Warranty Covenants, a certain lot of land beginning at an iron pipe in a stone wall on the westerly side of Hiltons Lane at Lot 17-11C-1 as shown on said Plan; thence running N 58°53'34" W along said Lot 17-11C-1 a distance of 300.00 feet to an iron rod; thence turning and running S 32°17'40" W along said Lot 17-11C-1 a distance of 158.22 feet to an iron rod at land of Landings Development, LLC; thence turning and running S 63°54'46" E along land of said Landings Development a distance of 98.78 feet to an iron pipe at a Private Street as shown on said Plan; ~~thence running S 63°56'31" E along said Private Street a distance of 212.01 feet to an iron rod in said stone wall at said Hiltons Lane; thence turning and running N 27°02'18" E along said Hiltons Lane and stone wall a distance of 105.00 feet to the point of beginning. Having an area of 40,000 square feet, 0.92 acres. Said lot containing a 60-foot wide easement, as shown on plan. Said easement recorded at York County Registry of Deeds in Book 8160 Page 254, containing 12,700 square feet. Easement deed for the benefit of rear abutter, Landings Development, LLC or their assigns,~~ and Lot 17-11C-1 on said plan.

304.35

160.55

90.04

165.00

1.21  
subject to

also be subject to an approximately 30' driveway

Said lot shall give a driveway easement of no more than 14 feet wide, to Lot 17-11-C-1 for ingress and egress and utility purposes, as shown on plan by Atlantic Survey Co., LLC for RF1 Properties, LLC. Said plan to be recorded at the York County Registry of Deeds.

The above-described lot is conveyed SUBJECT TO all the terms, conditions, restrictions, easements and notes set forth on the Plan.

Meaning and intending to convey and hereby conveying a portion only of the same premises conveyed to the Grantor by deed of Deborah M. DeNuzzio, dated February 14, 1997 and recorded in the York County Registry of Deeds.

IN WITNESS WHEREOF, PAUL HOLLIS, duly authorized Member of RF1 PROPERTIES, LLC has caused this instrument to be signed this 29<sup>th</sup> day of April, 2019.

Said easement is a right of way for ingress and egress and utilities to be a private street. Maintenance of said street shall be the responsibility of the owners of lots RF1 Properties, LLC 17-11-C-1 and 17-11-C-2. Future responsibilities for the street may include the owner(s) of lot 25-11.

Witness

Paul Hollis, Sole Member

Said lot shall have the benefit of a utility easement across Lot 17-11-C-1 from a utility pole as shown on said plan.