

WARRANTY DEED

DLN: 1002240182174

KNOW ALL MEN BY THESE PRESENTS

That, we, **LYNETTE M. DEWEY**, of 785 Bald Hill Road, in the Town of Wells, County of York and State of Maine, 04090; **LANI L. HILTON KELLEY**, of 26 Tum A Lum Circle, in the Town of Westerly, County of Washington and State of Rhode Island, 02891; **AND DARIN D. HILTON**, of 1913 Avenue A, in the City of Dickinson, County of Galveston and State of Texas, 77539,

for consideration paid,

grant to **EASTWOOD ESTATES, LLC** a limited liability company duly organized and existing under the laws of the State of Maine, with its principal place of business at 1293 Main Street, in the City of Sanford, County of York, and State of Maine, 04073,

with **WARRANTY COVENANTS**,

A certain lot or parcel of land, situated on the westerly side of State Route 109, also known as Sanford Road in the Town of Wells, County of York, State of Maine bounded and described as follows:

Beginning on the westerly side of State Route 109, on the westerly sideline of the former location of said State Route 109 at the northeasterly corner of the Getchell Cemetery and land now or formerly of Frank Neal as described in deed recorded at the York County Registry of Deeds in book 7671, page 339;

Thence, South 55°-03'-05" West, 1.02 feet by said Getchell Cemetery and said land now or formerly of Frank Neal to a stone monument;

Thence, continuing South 55°-03'-05" West, 61.08 feet by said Getchell Cemetery and said land now or formerly of Frank Neal to a stone monument;

Thence, South 34°-38'-47" East, 30.90 feet by said Getchell Cemetery and said land now or formerly of Frank Neal to a stone monument and land now or formerly of Robert C. and Lorraine Hamlyn as described in deed recorded at the York County Registry of Deeds in book 9392, page 236;

Thence, South 54°-50'-27" West, 577.08 feet by said land now or formerly of Robert C. and Lorraine Hamlyn to and along a stone wall to an iron rod or drill hole in said stone wall and land

Maine R.E. Transfer Tax Paid

of Inhabitants of the Town of Wells as described in deed recorded at the York County Registry of Deeds in book 10377, page 64;

Thence, North 46°-56'-26" West, 1048.84 feet by said land of Inhabitants of the Town of Wells to a 1-1/4" iron pipe found 24 inches above grade and land of John K. and Desislava V. MacLeod as described in deed recorded at the York County Registry of Deeds in book 17893, page 5;

Thence, North 42°-56'-01" East, 331.16 feet by said land of John K. and Desislava V. MacLeod to a 4" by 4" stone monument found 13 inches above grade;

Thence, North 80°-01'-47" East, 650.54 feet by said land of John K. and Desislava V. MacLeod, land of Brendan Whittaker and Hannah Magnusson as described in deed recorded at the York County Registry of Deeds in book 18310, page 386, land of Allan W. Lowe as described in deed recorded at the York County Registry of Deeds in book 5007, page 252, and land of James M. and Georgette P. Small as described indeed recorded at the York County Registry of Deeds in book 2721, page 279 to and along a stone wall to the westerly sideline of said former location of State Route 109;

Thence, South 21°-57'-01" East, 412.27 feet by said State Route 109;

Thence, South 40°-29'-20" East, 381.79 feet by said State Route 109;

Thence, South 31°-42'-00" East, 6.04 feet by said State Route 109 to the point of beginning.

Containing 17.11 Acres.

Excepting a certain lot or parcel of land, situated on the westerly side of State Route 109, also known as Sanford Road, in the Town of Wells, County of York, State of Maine bounded and described as follows:

Beginning at an iron rod to be set on the westerly side of State Route 109, being the westerly sideline of the former location of said State Route 109, said point of beginning being South 21°-57'-01" East, 127.83 feet from the southeasterly corner of land of James M. and Georgette P. Small as described indeed recorded at the York County Registry of Deeds in book 2721, page 279, as measured along said former sideline of State Route 109;

Thence, South 21°-57'-01" East, 250.67 feet by said former sideline of State Route 109 to an iron rod to be set and remaining land of the Grantors herein;

Thence, South 67°-44'-16" West, 65.75 feet by said remaining land of the Grantors herein to an iron rod to be set;

Thence, North 69°-29'-46" West, 247.17 feet by said remaining land of the Grantors herein to an iron rod to be set;

Thence, generally Northeasterly by said remaining land of the Grantors herein and a circular curve deflecting to the right an arc distance of 136.90 feet to an iron rod to be set and a hereinafter described right of way, the chord of said curve bearing North 38°-05'-32" East, 133.44 feet, the radius of said curve being 175.00 feet;

Thence, North 60°-30'-11" East, 133.67 feet by said hereinafter described right of way and said remaining land of the Grantors herein to the point of beginning.

Containing 41,200 Square Feet.

Also, subject to a 50 foot wide right of way and utility easement running southwesterly from State Route 109 to and along the above described parcel, bounded and described as follows:

Beginning at an iron rod to be set on the westerly side of State Route 109, being the westerly sideline of the former location of said State Route 109, said point of beginning being the northeasterly corner and point of beginning of the above described parcel;

Thence, South 60°-30'-11" West, 133.67 feet by said above described parcel to an iron rod to be set;

Thence, North 29°-29'-49" West, 50.00 feet;

Thence, North 60°-30'-11" East, 189.78 feet, crossing said former location of State Route 109, to the southwesterly sideline of said State Route 109;

Thence, South 29°-29'-49" East, 50.00 feet by said State Route 109;

Thence, South 60°-30'-11" West, 56.11 feet, crossing said former location of State Route 109, to the point of beginning.

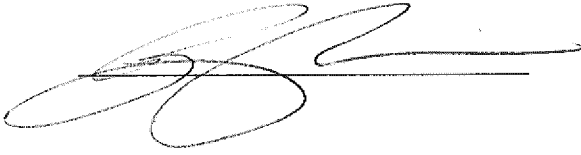
The above bearings refer to Grid North on the Maine State Plane Coordinate System, Maine West Zone 4101, FIPS Zone 1802, North American Datum 1983.

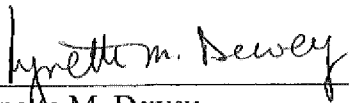
The above described iron rods to be set will be 5/8 inch with plastic survey cap marked "**CNR POST LAND SURV PLS 1350**"

The above description was prepared from "**Standard Boundary Survey Plan Depicting Land To Be Conveyed By Karl P. Hilton, Jr. & David P. Hilton To The Town Of Wells Located West Of Route 109 (Also Known As The Sanford Road)**" dated December 27, 2000, and surveyed by Post Road Surveying.

Being a portion of the premises conveyed to the Grantors herein by quitclaim deed of Karl P. Hilton, Jr. and David P. Hilton dated December 20, 2004 and recorded in the York County Registry of Deeds in Book 14325, Page 641.

WITNESS my hand this 3rd day of February, 2022



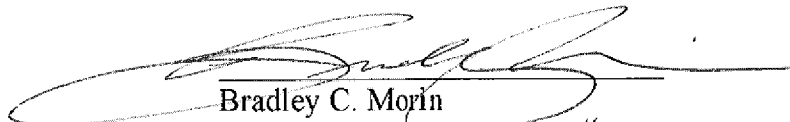

Lynette M. Dewey

STATE OF MAINE, YORK, SS.

February 3, 2022

Personally appeared the above named Lynette M. Dewey and acknowledged the foregoing instrument to be her free act and deed.

Before me,


Bradley C. Morin
Maine Attorney at Law #1204268

WITNESS my hand this 2 day of February, 2022

Evolve C. Rathbun

Lani L. Hilton Kelley
Lani L. Hilton Kelley

STATE OF RHODE ISLAND
WASHINGTON, SS.

February 2, 2022

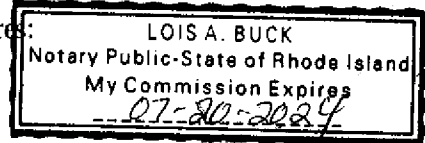
Personally appeared the above named Lani L. Hilton Kelley and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Lois A. Buck

Notary Public:

My comm expires:



WITNESS my hand this 02 day of February, 2022

Darin Hilton

[Signature]
Darin D. Hilton

STATE OF TEXAS
GALVESTON, SS.

February 02, 2022

Personally appeared the above named Darin D. Hilton and acknowledged the foregoing instrument to be his free act and deed.

Before me,

[Signature]
Notary Public: Mohogany Douglas
My comm expires: March 12, 2023

