

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT: That **Robert R. Duffy** of 31 Dixon Avenue, Eliot, ME 03903, for consideration paid grant(s) to **Robert L. Kammerer and Rose Anna Racaniello** of 941 Littlefield Road, Wells, ME 04090 and **Robert R. Duffy** of 31 Dixon Avenue, Eliot, ME 03903, as Tenants in common, with WARRANTY COVENANTS:

A certain lot or parcel of land, with the buildings thereon, situated in the Town of Wells. County of York and State of Maine, and lying on the Northerly side of Route 9B, so-called, as laid out in 1931, and being more particularly bounded and described as follows:

Beginning at a concrete monument found on the Northerly side of said Route 9B at the Southerly corner of land now or formerly of Robert Smith; thence running North 25° 44' 17" E by said Smith land, 320.13 feet to a maple tree with barbed wire attached thereto; thence continuing by said Smith land N 25° 58' 58" E, 475.28 feet to an iron pipe found at land now or formerly of the York Realty Company; thence running S 65° 44' 08" E, 465 feet to a point at remaining land of said Donald F. Baron and Joseph F. Baron, Jr.; thence running S 25° 58' W, 715.79 feet to a point on the apparent road line of Route 9B; thence running along the apparent road line of Route 9B N 75° 25' 54" W. 472.77 feet to the point of beginning.

The above described premises are hereby conveyed SUBJECT TO such utility easements as may have been heretofore granted and specifically easement of Donald F. Baron to Central Maine Power Co., and New England Telephone Co., dated November 30, 1965 and recorded in York County Registry of Deeds, Book 1697, Page 327, which conveys an easement along the route, as now staked out, extending in a northerly direction from Pole 58.1 off the Charles Chase Road, in the Town of Wells, Maine.

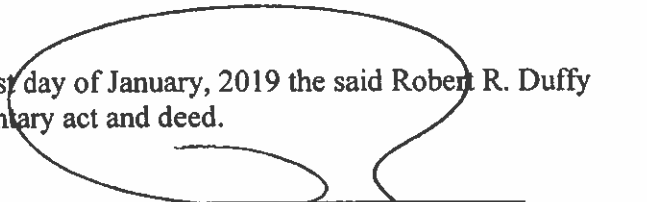
These premises were conveyed to Grantor(s) Robert R. Duffy by virtue of a Warranty deed from Arthur B. Titcomb, III and Hope E. Titcomb dated 09/30/2015 and recorded at the York County Registry of Deeds in Book 17108, Page 838.

Executed this 31st day of January, 2019


Robert R. Duffy

State of Maine
County of York

Then personally appeared before me on this 31st day of January, 2019 the said Robert R. Duffy and acknowledged the foregoing to be his voluntary act and deed.


Notary Public/Justice of the Peace
Commission expiration: 31 / 20



ADDENDUM #1 TO PURCHASE AND SALE AGREEMENTS
941 AND 943 LITTLEFIELD ROAD WELLS, MAINE 04090

Whereas, Ambrosia Development and Investments, LLC, a New Hampshire Limited Liability Company or its assigns, with a mailing address of 1465 Woodbury Ave #419 Portsmouth, New Hampshire 03801 (hereinafter referred to as Buyer) and Robert and Rose-Anna Kammerer of 941 Littlefield Road Wells, Maine 04090 and Robert R. Duffy of 31 Dixon Avenue Eliot, Maine 03904 (hereinafter referred to as Sellers) entered into a Purchase and Sale Agreement dated August 16, 2022 for Sellers to sell land containing 5.24 acres and Buyer to buy that 5.24 acres of land located at 941 Littlefield Road Wells, Maine 04090. And whereas as a result of specific zoning regulations Seller's will retain no less than 80,000 square feet, Buyer and Sellers agreed my amendment signed on October 17th and October 18th 2022 to amend the purchase price of the property to \$225,000.00. As a result of learning Town of Wells backed up planning board agenda and Maine DEP under staffing both Buyer and Sellers agree to extend closing date on remaining property, NOT LOT 1, to August 30, 2023. All other terms of both Original contract and addendum remain in full force and effect. ALL CONTRACTS AND ADDENDUMS BETWEEN BUYER AND ALL SELLERS INCLUDING CONSTANCE IRENE BEMIS OF 943 LITTLEFIELD ROAD ON BEHALF OF AMBROSIA DEVELOPMENT AND INVESTMENTS, LLC ARE ASSIGNED TO BIG LEDGE, LLC OF 57 SMUTTY LANE SACO, MAINE 04072.

SELLERS TO BIG LEDGE, LLC



Christian Hollis for Ambrosia

3-10-23

Date