

Return to:
Sarah Turner
Pamela Jolivette

DLN:1002340229614

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That **South Coast Construction, Inc., a Maine Corporation**, with a mailing address of P.O. Box 298, Wells, Maine 04090, for consideration paid grants to **Sarah Turner and Pamela Jolivette**, of 10 Old Pine Hill Road South, Berwick, Maine 03901, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

A certain lot or land situated on the Southerly side of Green Road in the Town of Wells, County of York and State of Maine and being further described as **Lot 9** on the plan entitled, "**Plan Showing Webber ridge subdivision II**" a 10 Lot cluster subdivision and recorded in the York County Registry of Deeds in **Plan Book 402, Page 50**, dated April 22, 2019, reference to which is made for a more particular description.

The above described lot is conveyed subject to all the terms, conditions, restrictions, easements and notes set forth on the Plan. No dug wells shall be installed, no driveway to be installed onto Green Road.

By acceptance of this deed the Grantees, their heirs and assigns agree to become and remain members in good standing in the Webber Ridge Home Owners Association II.

The above described Lot is conveyed together with an easement 50.00' in width and approximately 800' in length with a cul-de-sac for the purpose of ingress and egress and utility installation to and from Green Road. The location of the easement is shown and delineated on the Plan as "50.00' Wide Private Street named 'Webber Ridge Lane'".

The above-described Lot is conveyed subject to the Declaration of Rights, Restrictions, Covenants & Easements for Webber Ridge Subdivision II, A Residential Community located at Webber Ridge Lane, Town of Wells, York County Maine dated October 15, 2021 and recorded in the York County Registry of Deeds in Book 18839, Page 569 as the same may be affected by Declaration of Rights, Restrictions, Covenants & Easements for Webber Ridge Phase 2 Lots 1 Thru 10, A Residential Community located on Webber Ridge Lane, Town of Wells, York County, Maine dated October 24, 2022 and recorded in the York County Registry of Deeds in Book 19139, Page 350.

Subject to Road Maintenance Agreement from 7 Shree Durga, LLC recorded in the York County Registry of Deeds in Book 18839, Page 566 on October 18, 2021 as revoked and replaced by Declaration of Rights, Restrictions, Covenants & Easements for Webber Ridge Phase 2 Lots 1

Maine R.E. Transfer Tax Paid

Thru 10, A Residential Community located on Webber Ridge Lane, Town of Wells, York County, Maine dated October 24, 2022 and recorded in the York County Registry of Deeds in Book 19139, Page 350.

Meaning and intending to describe and convey the same premises conveyed to Corrective Warranty Deed from 7 Shree Durga, LLC, to South Coast Construction, Inc., dated and recorded on October 24, 2022 in the York County Registry of Deeds in Book 19139 Page 365.

Executed this 24th day of March, 2023.

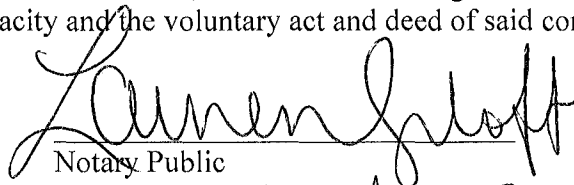
SOUTH COAST CONSTRUCTION, INC.



By: **Erik Christiansen**
Its: **President**

State of Maine
County of York

Then personally appeared before me on this 24th day of March, 2023 the said **Erik Christiansen, President of South Coast Construction, Inc.** and acknowledged the foregoing to be his voluntary act and deed in said capacity and the voluntary act and deed of said corporation.



Notary Public

Commission expiration: April 17, 2027



Red Door Title □ 2204 Woodbury Avenue, Newington NH 03801 □ (207) 358-7500