



BOOK: OR 6904 PAGE:180, # OF PGS: 3
08/07/2018 11:52:35 AM INSTR#: 2018011501
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX NOT PAID

WARRANTY DEED

NATASHA A. SIDHU, with a mailing address of 114 Oak Street, Ellsworth, Maine 04609, for consideration paid, grants to **50 CHURCH STREET LLC**, A MAINE LIMITED LIABILITY COMPANY, with a mailing address of 50 Church Street, Ellsworth, Maine 04609, with **WARRANTY COVENANTS**, a certain lot or parcel of land, together with any buildings or improvements thereon, situated in Ellsworth, Hancock County, Maine, bounded and described in EXHIBIT A, attached hereto and made a part hereof.

WITNESS my/our hand(s) and seal(s) this 31st day of July, 2018.

Witness

RICHARD C. CLEARY
ATTORNEY AT LAW

NATASHA SIDHU

STATE OF MAINE
COUNTY OF HANCOCK, ss.

July 31, 2018

Personally appeared the above named, Natasha Sidhu, and acknowledged the foregoing instrument to be her free act and deed.

Before Me,

Notary Public

Printed Name

Commission expiration

WENDY A. WHITMAN
Notary Public, State of Maine
My Commission Expires June 10, 2022

EXHIBIT A

A certain lot or parcel of land, with all the improvements located thereon, situated on the northerly side of Church Street in the City of Ellsworth, Hancock County, Maine, bounded and described as follows, to wit:

Beginning at a one (1) inch iron bolt set flush with the ground on the northerly sideline of Church Street at the southeasterly corner of a lot of land conveyed to Sheldon C. and Norma S. Beal from Elizabeth B. and James A. Silsby in a deed dated March 30, 1989 and recorded in the Hancock County Registry of Deeds Book 1744 Page 164;

Thence N 09° 47' 30" W by and along the easterly line of said land of Beal one hundred and zero tenths (100.0) feet to a one (1) inch iron bolt to be set in the ground;

Thence N 19° 11' 30" W by and along said easterly line of land of Beal eighty-two and ninety-nine hundredths (82.99) feet to a one (1) inch iron bolt set in the ground at the southeasterly corner of a lot of land conveyed to Emmanuel Baptist Church from Philip H. and Grace E. Shea in a deed dated July 23, 1997 and recorded in said Registry Book 2668 Page 112;

Thence N 08° 25' W by and along the easterly line of said land of Emmanuel Baptist Church one hundred thirty-nine and ninety hundredths (139.90) feet to a one (1) inch iron bolt set in the ground at the southwesterly corner of a lot of land conveyed to Jade Peifer from the Estate of Rena V. Richardson in a deed dated August 19, 2009 and recorded in said Registry Book 5281 Page 327;

Thence N 81° 35' E by and along the southerly line of said land of Peifer one hundred forty-four and twenty-nine hundredths (144.29) feet to a one (1) inch iron bolt set in the ground at the northwesterly corner of a lot of land conveyed to Lewis A. Fletcher, et al from the Estate of Olive A. Fletcher in a Deed of Distribution dated September 14, 2009 and recorded in said Registry Book 5293 Page 305;

Thence S 09° 05' E by and along the westerly line of said land of Fletcher, et al eighty-two and fifty hundredths (82.50) feet to a one (1) inch iron bolt set in the ground;

Thence N 81° 35' E by and along the southerly line of said land of Fletcher, et al forty-nine and fifty hundredths (49.50) feet to a one (1) inch iron bolt set flush with the ground at the northwesterly corner of a lot of land conveyed to Nenita D. Stipe from Thomas E. and Nenita D. Stipe in a deed dated May 19, 1999 and recorded in said Registry Book 2832 Page 189;

Thence S 09° 05' E by and along the westerly line of said land of Stipe and the westerly line of a lot of land conveyed to Patricia G. Holt from Krumbhaar & Holt, Associated Architects, P.A. in a deed dated December 15, 2010 and recorded in said Registry Book 5546 Page 298 two hundred thirty-eight and ninety-two hundredths (238.92) feet to a one (1) inch iron bolt set flush with the ground on the aforementioned northerly sideline of Church Street;

Thence S 81° 35' W by and along said northerly sideline of Church Street one hundred seventy-nine and sixty-two hundredths (179.62) feet to the point of beginning and containing 1.30 acres.

The above mentioned bearings are oriented to Magnetic North 1974.

The foregoing description is based upon information shown on a plan entitled "Survey for James & Elizabeth Silsby" with revision date of January 5, 1989 and prepared by Herrick & Salsbury, Inc.

Being the same premises conveyed in a deed from Elizabeth B. Silsby to Michael E. Parks and Pamela S. Parks dated February 15, 2013 and recorded in Book 5988, Page 309 in the Hancock County Registry of Deeds.

③ Ret
Clearing Law