BOOK: OR 7195 PAGE:848, # OF PGS: 2
03/23/2022 09:05:41 AM INSTR#: 2022003965
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX NOT PAID
eRecorded Document

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WARRANTY DEED

Cote Properties, LLC, of Surry, Hancock County, Maine, for consideration paid, grants to **Seth M. Cote**, whose mailing address is 967 Newbury Neck Road, Surry, ME 04684, with Warranty Covenants, the following described real estate:

See "Exhibit A" Attached

For grantor's source of title, reference may be had to a deed from Ann C. Jordan to the grantor herein, dated April 27, 2018, recorded in Hancock Registry of Deeds, Book 6885, Page 947.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness my hand and seal this 18 day of March, 2022.

WITNESS:

_____

Cote Properties, LLC
By: Seth M. Cote
Its: Member

STATE OF MAINE
Hancock, ss

March 18, 2022

Then personally appeared the above named Seth Cote in his said capacity and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said limited liability company.

Before me,

_____

Notary Public/Attorney-at-Law
Commission Expiration:

File No.: 2022-683

ROBERT C. TREWORGY
STATE OF MAINE
ATTORNEY AT LAW
MAINE BAR NO. 004990

TAX EXEMPT
COPY

File No: 2022-683

"Exhibit A"

A certain lot or parcel of land, together with any buildings or improvements thereon, situated in the Town of Surry, Hancock County, and State of Maine, being on the North side of the Newbury Neck Road starting at the southwest corner of the Grantor at an iron stake; thence following an old stone wall North seven degrees West (N. 7° W.) four hundred feet (400') to a corner; thence running North sixty-three degrees East (N. 63° E.) ninety-nine feet (99') to a corner; thence running South seven degrees East (S. 7° E.) four hundred feet (400') to a corner on the North side of the road; thence following the North side of the road southwesterly ninety-nine feet (99') back to the place of beginning.

HANCOCK COUNTY