

1002340253378

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT: That Mary Buffler of 202 Rover Court, Stafford, VA 22554, for consideration paid grant(s) to Siino Properties, LLC, 25 Bayview Avenue, Ellsworth, ME 04605, with WARRANTY COVENANTS:

A certain lot or parcel of land with all of the improvements located thereon situated on the southeasterly side of Route 3 so-called in the Town of Trenton, Hancock County, Maine, bounded and described as follows, to-wit:

Beginning at a rebar found set in the ground with surveyors ID cap "PLS 1207" at the northeasterly corner of a lot of land conveyed to Robert and Cecile Nason from Robert and Lauren Leland in a deed dated February 20, 1990 and recorded at the Hancock County Registry of Deeds in Book 1796 Page 291 also being on the westerly line of land of the County of Hancock;

thence N 36° 17' 36" W by and along the northerly line of said Nason a distance of 247.92' to a 3/4" rebar set in the ground with a cap stamped "T.W. Benson PLS #2262" on the southeasterly right of way line of Route 3; thence N 54° 20' 10" E by and along the southeasterly right of way line of Route 3 a distance of 79.59'; thence N 56° 46' 48" E by and along the southeasterly right of way line of Route 3 a distance of 85.19' to a 3/4" rebar set in the ground with a cap stamped "T.W. Benson PLS #2262"; thence S 33° 48' 32" E a distance of 44.77' to a 3/4" rebar set in the ground with a cap stamped PLS #2262"; thence S 02° 50' 52" W a distance 147.69" to a 3/4" rebar set flush with the ground with a cap stamped "T.W. Benson PLS #2262"; thence S 66° 30' 07" E a distance of 53.60' to a 3/4" rebar set in the ground cap stamped "T.W. Benson PLS #2262"; thence S 37° 02' 36" E a distance of 35.61' to a 3/4" rebar set in the ground with a cap stamped "T.W. Benson PLS #2262" on the westerly sideline of the County of Hancock; thence S 52° 57' 04" W by and along the westerly sideline of the County of Hancock a distance of 96.94' to the Point of Beginning and containing 0.66 acre more or less.

Together with a right of way 24' in width the centerline of which is bounded and described as follows to-wit:

Beginning at a point on the westerly line of the above described being N 54° 20' 10" E a distance of 79.59' from a 3/4" rebar set in the ground with a cap stamped "T.W. Benson PLS#2262" at the southwesterly corner of the above described; thence N 47° 43' 53" W a distance of 22' more or less to the southeast sideline of the traveled way of U.S. Highway No. 3.

Excepting and reserving a utility right of way 10' in width the centerline of which is bounded and described as follows to- wit:

Beginning at a point on the westerly line of the above described being S 54° 20' 10" W a distance of 62.56' from a 3/4" rebar set in the ground with a cap stamped "T.W. Benson PLS#2262" at the northwesterly corner of the above described; thence S 60° 20' 08" E a distance of 23.90; thence N 83° 28' 20" E a distance of 56.73" to a point on the north line of the above described.

These premises were conveyed to Grantor(s) Mary Buffler by virtue of a warranty deed from Cody M. Seavey et al. dated 08/24/2021 and recorded at the Hancock County Registry of Deeds in Book 7148, Page 931.

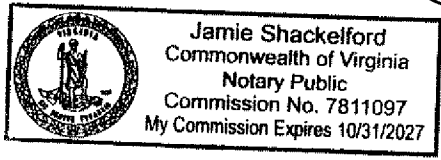
Executed this 18th day of October, 2023.

A [Signature]
Mary Buffler

State of Virginia
County of Stafford

October 18, 2023

Then personally appeared before me on this 18th day of October, 2023, the said Mary Buffler and acknowledged the foregoing to be his/her/their voluntary act and deed.



[Signature]
Notary Public/Justice of the Peace
Commission expiration:

HANCOCK COUNTY