

WARRANTY DEED
Statutory Short Form

DLN: 1002440282117

KNOW ALL BY THESE PRESENTS, That **Spencer Holdings, LLC**, a Maine Limited Liability Company, whose mailing address is **PO Box 1318, Yarmouth, ME 04096**, for consideration paid, grant to **Jason Kennedy and Susan Kennedy** whose mailing address is **3 Patagonia Drive, Freeport, ME 04032**, as JOINT TENANTS, with Warranty Covenants, the real property in the Town of **Lisbon**, County of **Androscoggin** and State of **Maine**, more particularly described as follows:

Three certain lots or parcels of land with the buildings thereon, situated in the Town of Lisbon, County of Androscoggin and State of Maine, bounded and described as follows:

PARCEL ONE:

Commencing at a point on the northwesterly side of Main Street in Lisbon Village at the southeasterly corner of land now or formerly owned by Enoch and Thomas T. Tebbetts,

Thence southwesterly on the line of said Main Street twenty-nine (29) feet;

Thence northwesterly parallel with the line of said Tebbetts land, one hundred (100) feet;

Thence northeasterly parallel with said Main Street, twenty-nine (29) feet to said Tebbetts land;

Thence southeasterly on the line of the said Tebbetts land, one hundred (100) feet to said Main Street and the point begun at. ✓

It is hereby understood and agreed that four (4) feet or thereabouts on the southwesterly side of said lot shall be used as a driveway in common with an equal width or amount of land on the northeasterly side of the adjoining lot.

PARCEL TWO:

Commencing on the northwesterly side of Main Street in Lisbon Village at the southeasterly corner of land formerly owned by Dennis Hudon, later by Joseph Henry Breton, and by Cecile Breton;

Thence northerly on line of said Cecile Breton a distance of seventy (70) feet to a stake and land now or formerly of Eddie and Demerise Frechette;

Thence easterly parallel with the said Main Street, a distance of eleven (11) feet to a stake on land of said Frechette; ✓

Thence southerly and parallel with the first mentioned bound, seventy (70) feet to Main Street;

Thence westerly on line of Main Street, a distance of eleven (11) feet to land of said Cecile Breton and point begun at.

It is hereby understood and agreed that four (4) feet or thereabouts on the northeasterly side of said lot shall be used as a driveway in common with an equal width or amount of land on the northwesterly side of the adjoining lot.

PARCEL THREE:

A certain lot or parcel of land located easterly of, but not adjacent to, Park Street, and northerly of, but not adjacent to, Village Street, in the Town of Lisbon, County of Androscoggin and State of Maine bounded and described as follows:

BEGINNING at the westerly corner of land now or formerly of Glen Roehrig and Sherri Roehrig as described in a deed dated October 19, 2007 and recorded in Book 7288, Page 106;

THENCE S 37° 53' 42" E along the land of Glen Roehrig and Sherri Roehrig a distance of 27.69 feet to the northerly corner of other land now or formerly of Spencer Holdings, LLC as described in a deed dated May 10, 2010 and recorded in Book 7933, Page 147;

THENCE S 52° 37' 17" W along the land of Spencer Holdings, LLC a distance of 27.67 feet to the westerly corner thereof;

THENCE northwesterly along an extension of the southwesterly line of other land of Spencer Holdings, LLC a distance of 33 feet, more or less, to land now or formerly of Heidi Sue Stuart and John R. Letourneau as described in a deed dated July 21, 2009 and recorded in Book 7755, Page 15;

THENCE N 64° 04' 15" E along the land of Stuart and Letourneau a distance of 43.7 feet, more or less, to the Point of Beginning.

The above described parcel of land contains 830 square feet, more or less.

Being the northeasterly part of Parcel Two conveyed to Spencer Holdings, LLC in a deed dated September 30, 2013 and recorded in Book 8784, Page 114.

This description was prepared from a plan entitled "Standard Boundary Survey of Josephine Bell Lot" dated June 2, 1987 and recorded in Plan Book 34, Page 18.

Meaning and intending to convey and conveying the real property described in a deed to Spencer Holdings, LLC by virtue of a deed from dated May 10, 2010 and recorded in the Androscoggin County Registry of Deeds at Book 7933, Page 147 (Parcels 1 and 2) AND a portion of the property conveyed to Spencer Holdings, LLC, by virtue of a deed dated September 30, 2013 and recorded in the Androscoggin County Registry of Deeds at Book 8784, Page 114 (Parcel 3).

Witness my hand and seal this 30th day of July, 2024.

Witness:

Spencer Holdings, LLC

By: [Signature]
Ian Cromarty, Member

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

July 30, 2024

Personally appeared on the above date, the above-named **Ian Cromarty, Member of Spencer Holdings, LLC** and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Spencer Holdings, LLC.



Before me,

[Signature]
Notary Public/Attorney at Law
Print name: Jenilee Crowley
Exp: _____

Maine Real Estate Transfer Tax Paid
TINA M. CHOUINARD, REGISTER
ANDROSCOGGIN COUNTY MAINE E-RECORDED