

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, DONALD D. NEUMANN, JR., & RENE C. ROY-NEUMANN, husband and wife, of 1376 US Route 1, York, Maine, 03902,

For consideration paid, grant to **L & L Enterprises, LLC**, a Maine limited liability company whose address is One Morgan Way, Cape Neddick, Maine, 03902,

With Warranty covenants the following described premises situate in York, County of York, State of Maine:

A certain parcel of land with the buildings thereon situated in the Town of York County of York and State of Maine, lying on the westerly side of US Route 1 and being further bounded and described as follows:

Beginning at an iron pipe set in the ground on the westerly side of US Route 1, said point of beginning being the southerly corner of the herein described property and the easterly corner of land conveyed to David Brown; thence turning N 53 degrees 24' 16" W, 191.00' to an iron pipe set in the ground; thence continuing on the same course 17.9' to an iron pipe set in the ground; thence turning and running N 26 degrees 18' 08" W, 20.03' to an iron pipe set in the ground; thence turning and running N 25 degrees 08' 58" E by and along land now or formerly of Charles C. Moulton, Jr., 200.00' to a drill hole set in the corner of a stone wall at land now or formerly of Robert and June Collopy Family Trust; thence turning and running S 56 degrees 52' 05" E by and along a stone wall and the land of the Robert and June Collopy Trust 206.62' to a drill hole at the end of a stone wall on the westerly side of US Route 1; thence turning and running in a southerly direction by and along the westerly sideline of US Route 1 by and along the following courses and distances: S 24 degrees 54' 08" W 93.73' to an iron pipe set in the ground; S 17 degrees 39' 53" W 34.54' to an iron pipe set in the ground; S 18 degrees 45' 49" 97.88' to an iron pipe set in the ground and the place of beginning.

The above described property is conveyed TOGETHER WITH an access easement to be used in common with the Grantors, for the benefit of the above-described property over land conveyed to Donald Brown. Said easement is for the purposes of ingress and egress

MAINE REAL ESTATE
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to and from Mountain Road by foot or by motor vehicle. Said easement is further bounded and described as follows:

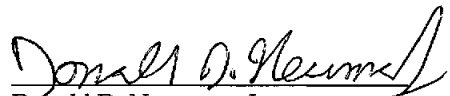
Beginning at an iron pipe set in the northeasterly sideline of Mountain Road, said point of beginning also being the northwesterly corner of the land conveyed to David Brown; from said point of beginning running N 66° 57' 11" E by and along the land now or formerly of Charles C. Moulton, Jr., 60.98' to an iron pipe set in the ground; thence turning and running S 26° 18' 08" E by and along the land of the above described property 20.03' feet to an iron pipe set in the ground; thence turning and running S 66° 57' 11" W 62.11' to a point on the northeasterly sideline of Mountain Road; thence turning and running N 23° 02' 49" W by and along the sideline of Mountain Road 20.00' to an iron pipe set in the ground and the place of beginning.

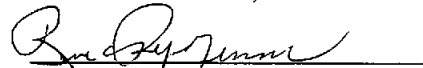
The above described property is conveyed SUBJECT TO a water line easement for the benefit of land conveyed to David Brown designated as proposed "Lot 2" on the below noted plan. Said easement is for the purposes of installation, maintenance and repair of a water line from US Route 1 to property conveyed to Brown. Said easement is further bounded and described as follows:

Beginning at an iron pipe set in the westerly sideline of US Route 1, said point of beginning being the southerly most corner of the above described property; thence running N 53° 24' 16" W 100' to a point; thence turning and running N 36° 35' 44" E 10.00' to a point; thence turning and running S 53° 24' 16" E 100' to a point on the westerly sideline of US Route 1; thence turning and running S 18° 45' 49" W 10' to an iron pipe set in the ground and the place of beginning.

The courses and distances are derived from a plan entitled, "Plan Depicting Proposed Lot Division, Land of DRN Condominium Association 1376 US Route 1, York, York County, Maine, prepared for Donald D. Neumann, Jr. and Rene C. Roy-Neumann" by Civil Consultant dated June 12, 2012, to be recorded. The above described property is labeled: "PROPOSED LOT 1" on the above noted plan.

Signed this 6 day of May, 2016.


Donald D. Neumann, Jr.


Rene C. Roy-Neumann

STATE OF Maine
COUNTY OF York

Personally appeared this 16 day of May, 2016, Donald D. Neumann, Jr., and
Rene C. Roy-Neumann, who acknowledged that they executed the foregoing instrument
as their free act and deed for the purposes contained herein.

Before me,

Katherine F. Rioux
Notary Public

My commission expires:

KATHERINE F. RIOUX
Notary Public, Maine
My Commission Expires December 7, 2020