



ATTEST Stacy L Grant, Waldo Co Registry of Deeds

WARRANTY DEED

DLN: 1002040089874

Know all persons by these Presents,

That We, ANITA MCLELLAN and EDWARD MCLELLAN, of Kingston, in the County of Rockingham, and State of New Hampshire,

in consideration of one dollar and other valuable considerations paid by PRO CONSTRUCTION AND DEVELOPMENT LLC,

whose mailing address is 131 Jefferson Street
Waldoboro, ME 04572,

the receipt whereof We do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said PRO CONSTRUCTION AND DEVELOPMENT LLC, its successors and assigns forever,

37 MAIN STREET:

A certain lot or parcel of land, together with any and all buildings and other improvements located thereon, situated in the Town of Searsport, County of Waldo, State of Maine, more particularly bounded and described as follows:

"One store in the Merrithew Block, so-called, on the south side of Main Street in said Searsport, bounded on the east by the store occupied now or formerly as a post office and on the west by the store occupied now or formerly by F. A. Curtis and extending from cellar to ridge pole of the building."

Being the same premises as described in the deed from Pamela Riposta to Mark B. Riposta dated July 21, 2000 and recorded in Book 2018 Page 061 Waldo County Registry of Deeds.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

"Maine Real Estate
Transfer Tax Paid"

39 MAIN STREET:

A certain lot or parcel of land, together with any improvements thereon, situated in Searsport, County of Waldo, State of Maine, more particularly bounded and described as follows:

"Bounded on the north by Main Street; on the east by land of Mrs. Black; on the south by land of Isaac W. Ravoner, and on the west by the Merrithew and Gordon lot on which the brick store then occupied by Foss Hamilton stands; being the same premises described in deed of Charles F. Gordon and Eliza W. Gordon to Ann S. Sheldon dated May 24, 1879, and recorded in the Waldo County Registry of Deeds, Book 195, Page 143, said real estate being situated in Searsport in the County of Waldo and State of Maine."

"PARCEL III:...BEGINNING at an iron post in the easterly line of the Mt. Ephraim Road, so called, and in line of the southerly boundary of the high school lot, so called; thence along the southerly line of said high school lot, easterly, seventy feet to an iron post; thence southerly parallel with said Mt. Ephraim Road, fifty-three feet, to an iron post; thence westerly, seventy feet to an iron post in easterly line of said Mt. Ephraim Road; thence northerly, along the easterly line of said Mt. Ephraim Road, fifty-three feet to place of beginning."

For reference see deed from Bayview Loan Servicing, LLC to Anita McLellan and Edward McLellan dated October 24, 2016 and recorded in the Waldo County Registry of Deeds, Book 4137, Page 230.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said PRO CONSTRUCTION AND DEVELOPMENT LLC, its successors and assigns, to its own use and behoof forever.

And We do covenant with the said Grantee, its successors and assigns, that We are lawfully seized in fee of the premises, that it is free of all encumbrances, that We have good right to sell and convey the same to the said Grantee to hold as aforesaid; that We and Our heirs shall and will **warrant and defend** the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, We, the said ANITA MCLELLAN and EDWARD MCLELLAN, have hereunto set our hands and seals this 13th day of the month of March, 2020.

**Signed, Sealed and Delivered
In presence of**

Witness

Anita McLellan
Anita McLellan

Witness

Edward C. McLellan
Edward McLellan

State of Maine,
County of Penobscot, ss

March 13th, 2020

Then personally appeared the above named ANITA MCLELLAN and EDWARD MCLELLAN and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Alexis Scott
Notary Public/Attorney at Law

