



OPR BK 14381 PGS 185 - 186 03/11/2022 03:18:15 PM
INSTR # 2022005815 # OF PAGES 2
ATTEST: DIANE WILSON
ACTING REGISTER OF DEEDS KENNEBEC COUNTY, ME

NO TRANSFER TAX PAID

WARRANTY DEED

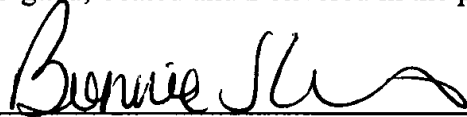
KNOW ALL MEN BY THESE PRESENTS, that we, **ANDREA M. LAPOINTE and MICHAEL T. BARDEN**, husband and wife, of 10 Academy Street, Hallowell, Maine 04347, for consideration paid, grant to **HALLOWELL HISTORIC ROOMING HOUSE, LLC**, a Maine limited liability company with an address of 10 Academy Street, Hallowell, Maine 04347, with **WARRANTY COVENANTS**, a certain lot or parcel of land, together with any buildings thereon, situated in the City of Hallowell, County of Kennebec, and State of Maine, bounded and described as follows:

See Schedule A attached hereto and incorporated herein by reference.

THIS conveyance is made subject to and benefitted by any and all easements, appurtenances and out-conveyances of record, insofar as the same may affect the subject premises.

WITNESS our hands and seals this 8th day of March, 2022.

Signed, Sealed and Delivered in the presence of:



Witness

to both

Witness



Andrea M. LaPointe



Michael T. Barden

STATE OF MAINE
COUNTY OF KENNEBEC

March 8, 2022

Then personally appeared the above-named Andrea M. LaPointe and Michael T. Barden and acknowledged the foregoing instrument to be their free act and deed.

Before me,

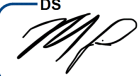


Notary Public

Printed Name: **BONNIE J. CASPERSEN**

Commission Expires **May 27, 2028**

My Commission Expires **May 27, 2028**

DS


Initial Initial


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SCHEDULE A

A certain lot or parcel of land, together with any buildings thereon, situated in the City of Hallowell, County of Kennebec, State of Maine, bounded and described as follows:

BEGINNING at a point on the southeasterly sideline of Second Street, thirty-one (31) feet northeasterly from the intersection of said Second Street with the northeasterly sideline of Temple Street and running northeasterly along said Second Street forty-five (45) feet and nine (9) inches in land of O'Rourke;

THENCE turning and running southeasterly along said land of Rourke, sixty-three (63) feet to other land conveyed to Alexina LeRette;

THENCE turning and running southerly along said last named land, forty-three (43) feet and nine (9) inches;

THENCE turning and running northwesterly along other land of Palfrey, Payson et al. sixty-three (63) feet to the point of beginning.

TOGETHER with an easement of the right and privilege of entering adjoining premises northerly and easterly hereof, for a distance not exceeding five (5) feet for the purpose of making alterations or repairs to the garage building located upon the forgoing conveyed premises.

THE real property described above is conveyed subject to the following:

ALL easements, covenants, conditions and restrictions of record; all legal highways; zoning, building and other laws, ordinances and regulations; real estate taxes and assessments not yet due and payable; right of tenants in possession.

SAID premises are SUBJECT to and BENEFITED by agreements and easements set forth in a Stipulated Judgment dated June 27, 2016, recorded at the Kennebec County Registry of Deeds in Book 12341, Page 22.

BEING the same premises conveyed in a deed from Lori A. Shakan to Andrea M. LaPointe, dated July 18, 2014, recorded at the Kennebec County Registry of Deeds in Book 11741, Page 252.

PLEASE NOTE THAT A TITLE SEARCH WAS NOT PERFORMED BY THE OFFICE OF THE PREPARER OF THIS DEED. AS SUCH, THIS CONVEYANCE IS SUBJECT TO ANY AND ALL OPEN MORTGAGES OR LIENS THAT MAY BE OF RECORD PERTAINING TO THIS PARCEL OF LAND, INCLUDING BUT NOT LIMITED TO A MORTGAGE TO CAMDEN NATIONAL BANK RECORDED AT THE KENNEBEC COUNTY REGISTRY OF DEEDS IN BOOK 12362, PAGE 75, AND A UCC FINANCING STATEMENT TO CAMDEN NATIONAL BANK RECORDED AT SAID REGISTRY OF DEEDS IN BOOK 12373, PAGE 119.

THIS is a deed from Grantors to their own LLC for no consideration.

DS
 5478-22 – NTS (132 Second St, Hallowell)

Initial Initial
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