

BK15226 PGS 76 - 78 11/18/2024 09:04:18 AM
INSTR#: 2024025108 ATTEST: MATTHEW BOUCHER
RECEIVED KENNEBEC SS REGISTER OF DEEDS
eRecorded Document

**NO REAL ESTATE
TRANSFER TAX PAID**

WARRANTY DEED

DLN: 2147800

Ricky A. Berg and Hyein Berg, of 18 Joseph Drive, Sidney, ME 04330, and Jed M. Cook, of 164 Port Road, Kennebunk, ME 04043 for consideration paid, GRANT to Three Mainers LLC, a Maine limited liability company, duly organized and existing, with its principal place of business located at 18 Joseph Drive, Sidney, ME 04330, with WARRANTY COVENANTS, the real estate described as follows:

A certain lot or parcel of land situate in Gardiner, Kennebec County, State of Maine, bounded and described as follows:

Beginning at the southwesterly corner of land now or formerly of Henry Simpson; thence running easterly along said Simpson's southerly line to land now or formerly of Frank O. Dale; thence running southerly along said Dale's westerly line to land of the late Herbert J. Weeks, now deceased; thence running westerly along said Week's land to the dividing line between the said land formerly of Herbert J. Weeks and land formerly of J. Prescott Dill on the west; thence running northerly in a straight line to the point of beginning; containing ten acres, more or less.

Also, that portion of another certain lot or parcel of land with the buildings thereon, situate in said Gardiner, County of Kennebec, State of Maine, bounded and described as follows:

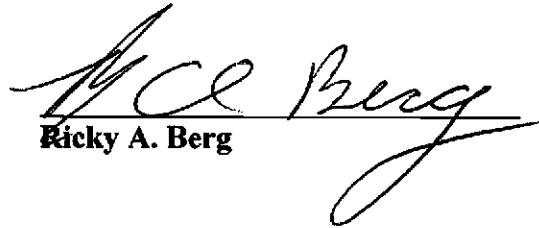
On the north by land formerly of John Peacock; on the east by land conveyed by said J. Prescott Dill to said Herbert J. Weeks by deed dated October 17, 1927 and by other land at that time owned by said Herbert J. Weeks; on the south by land formerly of Burton E. Booker and land now or formerly of Rufus H. Niles; and on the west by land now or formerly of Charles Douglas and land now or formerly of Ralph Weeks.

EXCEPTING that portion of the foregoing description that is located within the municipal boundaries of the Town of Richmond, Sagadahoc County, Maine, lost to automatic foreclosure of tax liens imposed against Robert and Claudia Caspole by the Town of Richmond (recorded in Kennebec Registry of Deeds Book 1068, Page 277 and Book 1132, Page 203 – Richmond Tax Map R08, Lot 26).

Being the same premises conveyed to Ricky A. Berg and Hyein H. Berg and Jed M. Cook by virtue of a warranty deed from Claudia A. Caspole, dated October 12, 2024 and recorded at Kennebec

of a warranty deed from Claudia A. Caspole, dated October 12, 2024 and recorded at Kennebec County Registry of Deeds in Book 15194, Page 315.

WITNESS our hands and seals this 15 day of November, 2024.


Ricky A. Berg

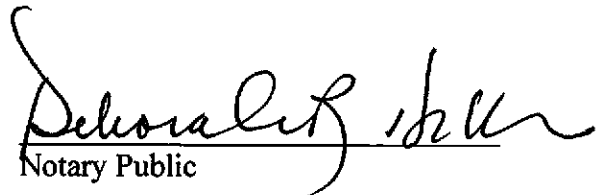
STATE OF MAINE
COUNTY OF KENNEBEC

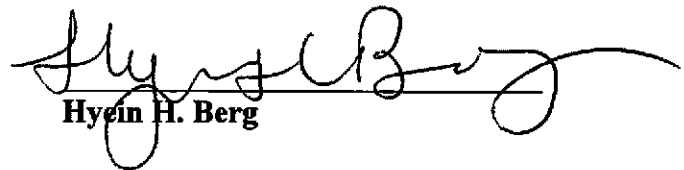
November 15, 2024

Personally appeared the above-named **Ricky A. Berg** and acknowledged the foregoing to be his free act and deed,



Before me,

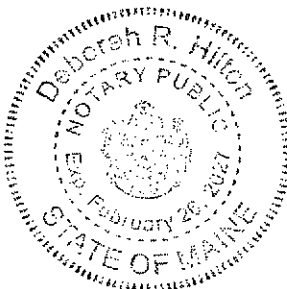

Notary Public


Hyein H. Berg

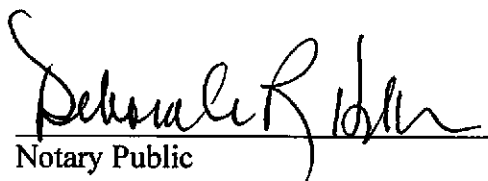
STATE OF MAINE
COUNTY OF KENNEBEC

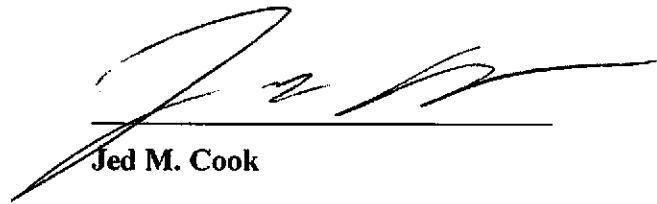
November 15, 2024

Personally appeared the above-named **Hyein H. Berg** and acknowledged the foregoing to be her free act and deed,



Before me,


Notary Public

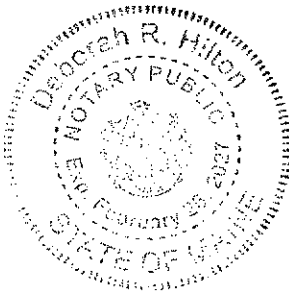

Jed M. Cook

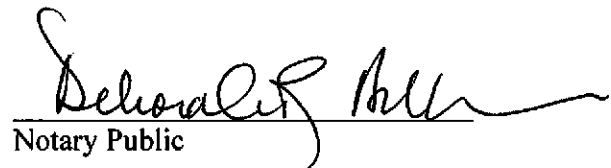
STATE OF MAINE
COUNTY OF Kennebec

November 15, 2024

Personally appeared the above-named **Jed M. Cook** and acknowledged the foregoing to be his free act and deed,

Before me,




Notary Public