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4 Pages

Instr # 2019-4608

ATTEST: Lisa J. Cottrell, Knox Co Registry of Deeds

WARRANTY DEED

Know All Persons By These Presents

That I, **ANGELA CAVERLY**, of Union, Maine, herein the **Grantor**,

in consideration of one dollar and other valuable considerations,

paid by **ANGELA CAVERLY and TODD CAVERLY**, of Union, Maine, herein the **Grantees**,

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell, and convey unto the said **Grantees** to hold as **joint tenants** according to the principles of joint tenancy, and not as tenants in common, their heirs and assigns forever,

My one-half (1/2) interest in and to a certain parcel of land, together with any buildings and improvements thereon, situated in the City of Rockland, County of Knox and State of Maine, as described in **Schedule A** attached hereto and incorporated herein.

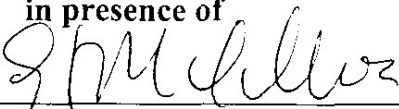
To Have and To Hold the aforegranted and bargained premises with all privileges and appurtenances thereof to the said **Grantees** to hold as joint tenants according to the principles of joint tenancy, and not as tenants in common, their heirs and assigns, for them and their use and behoof forever,

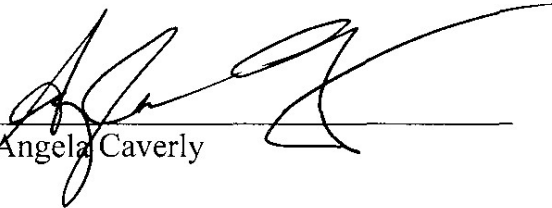
AND I do **Covenant** with the said **Grantees**, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances; that I have good right to sell and convey the same to the said **Grantees** to hold as aforesaid; and that I and

my successors shall and will **Warrant** and **Defend** the same to the said **Grantees**, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said **Grantor** have hereunto set my hand and seal this 6 day of the month of June, 2019.

Signed, Sealed and Delivered
in presence of



Witness
Printed Name: _____


Angela Caverly

State of Maine
County of Knox

June 6, 2019

Then personally appeared the above-named Grantor, known to me (or satisfactorily proven to me) to be the individual described in this instrument and acknowledged the above instrument to be the Grantor's free act and deed.

Before me,

Notary Public
Printed Name _____

My Commission expires on _____ 20

EDWARD M. COLLINS
Notary Public, State of Maine
My Commission Expires 25 December 2020

SEAL

SCHEDULE A

Electrotech Building and Warehouse, Park Street, Rockland

A certain parcel of land, together with any improvements thereon, situated in the City of Rockland, County of Knox, and State of Maine, more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with a plastic surveyor's cap marked "Beal Surveying Co" on the south side of Park Street and at the northeast corner now or formerly of Trek Communities, LLC as recorded in the Knox County Registry of Deeds Book 4857, Page 112.

THENCE S 43°06'46" W along said Trek Communities, LLC, a distance of 157.40'.

THENCE S 29°56'47" E along said Trek Communities, LLC, a distance of 82.50' to a 5/8-inch iron rod with a plastic surveyor's cap marked "Beal Surveying Co".

THENCE S 86°41'47" E along said Trek Communities, LLC, a distance of 149.82' to a 5/8-inch iron rod with a plastic surveyor's cap marked "Beal Surveying Co".

THENCE N 15°23'06" E across land now or formerly of Thomas G. Levasseur and Beryl Levasseur (as recorded in the Knox County Registry of Deeds Book 1363, Page 84) a distance of 42.83' to a 5/8-inch iron rod with a plastic surveyor's cap marked "Beal Surveying Co".

THENCE N 16°17'35" E across said Levasseur a distance of 117.00' to a 5/8-inch iron rod with a plastic surveyor's cap marked "Beal Surveying Co" at the south side of Park Street.

THENCE N 71°58'53" W along the south side of Park Street a distance of 133.94' to the point of beginning.

The herein described real estate contains 0.71 acres, or 31,093 square feet. Being a portion of property described in deed recorded at Book 1363, Page 84 at the Knox County Registry of Deeds on July 1, 1989. This is a division of a parcel with a principal structure on each resulting parcel.

All courses listed herein are based on a Magnetic North 2000 meridian.

For reference see plan of survey for Thomas G. Levasseur and Beryl Levasseur located on Park Street in Rockland, Maine, survey and plan by F. E. Beal Surveying Company, dated December 2000, and updated September 11, 2018.

For further reference, see Deed of Distribution from Shawn S. Levasseur and Angela Caverly, Co-Personal Representatives of the Estate of Thomas G. Levasseur, to Shawn S. Levasseur and Angela Caverly dated June 6, 2019 and recorded at the Knox County Registry of Deeds in Book 5423, Page 266.