

BK11779PG077

STATUTORY WARRANTY DEED

00501

WE, EVERETT H. LITTLEFIELD and PHYRMA A. LITTLEFIELD, being husband and wife, with a mailing address of P.O. Box 75, Acton, Maine 04001

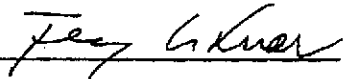
For Consideration Paid, GRANT with WARRANTY COVENANTS TO:


RONALD A. HAMLIN and DARLA P. HAMLIN, of 46B New Gloucester Road, in the Town of North Yarmouth, County of Cumberland and State of Maine, as JOINT TENANTS


A certain lot or parcel of land situated on the southeasterly sideline of Route 231 in the Town of North Yarmouth, County of Cumberland and State of Maine, and being more particularly described in Exhibit A annexed hereto and made a part hereof.

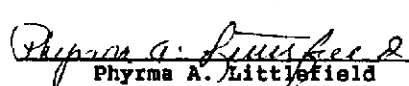
Being a portion of the premises conveyed to Grantors herein by deed from Wallace E. Bowie, Administrator of the Estate of Anna B. Morrison dated November 17, 1964 and recorded at the Cumberland County Registry of Deeds in Book 2926, Page 233. Reference is further made to a deed from Stephen E. Littlefield and Barbara Littlefield of even or recent date and recorded at said Registry of Deeds.

WITNESS our hands this 4th day of Jan, 1994.

  
 \_\_\_\_\_  
 Everett H. Littlefield

  
 \_\_\_\_\_  
 Phyrma A. Littlefield

  
 \_\_\_\_\_  
 to Ralts

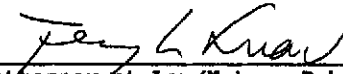
  
 \_\_\_\_\_  
 Phyrma A. Littlefield

STATE OF MAINE  
Cumberland, SS.

Jan 4, 1994

Then personally appeared the above-named EVERETT H. LITTLEFIELD and PHYRMA A. LITTLEFIELD and acknowledged the foregoing instrument to be their free act and deed.

Before me,

  
 \_\_\_\_\_  
 Attorney at Law/Notary Public  
 HELEN N. SNOW

MAINE REAL ESTATE TAX PAID

Warranty Deed from  
 Everett H. and Phyrma A. Littlefield  
 to Ronald A. and Darla P. Hamlin

All that certain piece or parcel of land situated in the Town of North Yarmouth, County of Cumberland, and State of Maine bounded and described as follows:

BEGINNING at a 5/8 inch rebar set at the intersection of the southeasterly sideline of Route 231 and the northeasterly sideline of an old rangeway;

THENCE S 20°48'54" E along the northeasterly sideline of said rangeway a distance of 415.06 feet to a 5/8 inch rebar set and land now or formerly of Richard & Elaine W. Billings;

THENCE N 70°08'35" E along land now or formerly of said Billings a distance of 866.54 feet to a 5/8 inch rebar set;

THENCE N 69°00'30" E along land now or formerly of said Billings a distance of 211.75 feet to a 5/8 inch rebar set and land now or formerly of Ernest L. Russell;

THENCE N 74°18'51" W along land now or formerly of Stephen E. & Barbara Littlefield a distance of 999.13 feet to a 5/8 inch rebar set on the southeasterly sideline of Route 231;

THENCE S 39°21'43" W along the southeasterly sideline of Route 231 a distance of 166.63 feet to a 5/8 inch rebar set;

THENCE S 36°51'43" W along the southeasterly sideline of Route 231 a distance of 154.38 feet to the point of beginning of the parcel herein described;

Meaning and intending to convey and hereby conveying 8.59 acres of land, be it the same more or less, being a portion of the premises conveyed to Everett H. & Phyrma A. Littlefield by deed from Wallace E. Bowie (administrator of the estate of Anna E. Morrison) dated November 11, 1964, recorded at the Cumberland County of Registry of Deeds in Book 2926 Page 233;

Also conveying any and all interest the Grantors may have in that portion of the old rangeway abutting the southwesterly line of the above described parcel.

All 5/8 inch rebars set are capped and marked B. Smith-Johnson 2079. The above bearings are referenced to observed magnetic 1994.

For further reference, see the plan entitled "Standard Boundary Survey, Land of Everett H. Littlefield and Phyrma A. Littlefield, Stephen E. Littlefield and Barbara Littlefield, Route 231, North Yarmouth, Maine," dated November 22, 1994, to be recorded.

RECEIVED  
 RECORDED REGISTRY OF DEEDS

95 JAN -5 AM 11:14

CUMBERLAND COUNTY

*John B. O'Brien*

1002140131013

WARRANTY DEED

MAINE REAL ESTATE TAX-Paid

Darla P. Hamlin of North Yarmouth, Cumberland County, Maine, for consideration paid, grant(s) to Devin Carr and Jason Greer both of Portland, Cumberland County, Maine (whose mailing address is 25 Crescent Street Unit 302A, Portland, Maine 04102) with Warranty Covenants, as Joint Tenants with Rights of Survivorship the following described real estate:

See "Exhibit A" Attached

For grantors' source of title, reference may be had to a portion of deed from Everett H. Littlefield and Phyrma A. Littlefield to the grantor(s) herein, dated January 4, 1994, recorded in Cumberland Registry of Deeds, Volume Book 11779, Page 77.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness my/our hand(s) and seal(s) this 28th day of January, 2021.

WITNESS:

\_\_\_\_\_  
Darla P. Hamlin

STATE OF MAINE  
Cumberland, ss

January 28, 2021

Then personally appeared the above named Darla P. Hamlin and acknowledged the foregoing instrument to be his/her free act and deed.

Before me,  
\_\_\_\_\_  
Notary Public/Justice of the Peace  
Commission Expiration: NA

File No.: 2020-11411

PATRICK C. LEVER  
STATE OF MAINE  
ATTORNEY AT LAW  
MAINE BAR NO. 005104

File No: 2020-11411

**“Exhibit A”**

**A certain lot or parcel of land, together with any improvements thereon, situated on the southeasterly side of the New Gloucester Road in North Yarmouth, Cumberland County, Maine, more particularly described as follows:**

**A certain lot or parcel of land, with the buildings thereon, situated on the Southeasterly side of the New Gloucester Road in the Town of North Yarmouth, County of Cumberland and State of Maine being more particularly described as follows:**

**Beginning at a 5/8" capped rebar (#1175) found set in the ground on the assumed Southeasterly side line of the New Gloucester Road at the Westerly corner of land now or formerly of Nicholas S. & Julie D. C. Smith (37,288/227);**

**Thence S 74°18'51" E along land of the said Smith 999.13 feet to a 5/8" capped rebar (#1183) found set at the end of a stone wall marking the Northwesterly side line of land now or formerly of Paul Bernard (33,193/315);**

**Thence S 69°00'30" W along land of the said Bernard, in part by a stone wall 211.75 feet to a 5/8" capped rebar (#1175) found set in the said stone wall;**

**Thence S 70°08'43" W continuing along land of the said Bernard, in part by a stone wall 160.84 feet to a 5/8" capped rebar (#1175) found set in the ground;**

**Thence S 70°08'35" W continuing along land of the said Bernard 335.70 feet to a point;**

**Thence N 54°56'11" W across land of the Grantor 554.05 feet to a point on the said side line of the New Gloucester Road;**

**Thence N 36°51'43" E along the said side line of the New Gloucester Road 84.38 feet to a 5/8" capped rebar (#1175) found set in the ground;**

**Thence N 39°21'43" E continuing along the said side line of the New Gloucester Road 166.63 feet to the point of beginning. Containing 6.38 acres.**

**All bearings are Magnetic of 1994.**