Doc#: 14248 Bk:34743 Pg: 340

WARRANTY DEED

DLN: 1001840023900

I, **John J. Gardella**, of Norwalk, Connecticut, for consideration paid, grant to **Bathsheba Veghte**, whose mailing address is 87 Hillside Avenue, Mill Valley, California 94941-1180, with warranty covenants, the land, together with any buildings and improvements thereon, in Freeport, Cumberland County, Maine, described as follows:

Parcel A as shown on the plan entitled *Pleasant Hill Road, Freeport, Maine, Boundary Survey &* Division *of Property*, dated April 5, 2005, and recorded in the Cumberland County Registry of Deeds in Plan Book 206, Page 5 (the "Plan").

Said parcel is also bounded and described as follows:

Beginning at a 5/8" rebar (cap 2036) set at or near an angle point in the northwesterly sideline of Pleasant Hill Road, which point is S 40° 51' 41" W a distance of 350.27 feet from a 1" iron pipe in concrete remains found at the southeasterly corner of land now or formerly of Brenda M. White and Frederick H. White (Book 4116, Page 187) as shown on the Plan; thence S 51° 32' 00" W along the northwesterly sideline of Pleasant Hill Road, passing through a 5/8" rebar (cap 2036), 292.62 feet to the northeasterly corner of land now or formerly of Arnold F. Hofacker and Velma F. Hofacker (Book 2882, Page 294), which point is N 40° 56' 34" W a distance of 2.04 feet from a steel stake found on the easterly side of a stone wall; thence N 40° 56' 34" W along the northerly line of said Hofacker land 544.79 feet to a 1½" iron pipe at the northwesterly corner of said Hofacker, which point is also on the southerly line of Parcel B as shown on the Plan; thence N 49° 03' 26" E along said Parcel B 50.00 feet to a 5/8" rebar; thence S 40° 56' 34" E along said Parcel B 284.76 feet to a 5/8" rebar; thence N 38° 27' 48" E along said Parcel B 363.48 feet to a 5/8" rebar set on the southerly line of other land now or formerly of Brenda M. White and Frederick H. White (Book 20740, Page 121); thence S 65° 32' 50" E along the southerly line of said White land 21.21 feet to a ¾" galvanized pipe at the southwesterly corner of land now or formerly of Connie J. Hofacker and Stephen A. Hofacker (Book 3391, Page 59); thence S 45° 24' 17" E along said Hofacker land 299.92 feet to a ¾" iron pipe; thence S 45° 24' 17" E along said Hofacker land 0.13 feet to the southeasterly corner of said Hofacker land on the northwesterly sideline of Pleasant Hill Road; thence S 40° 51' 41" W along the northwesterly sideline of Pleasant Hill Road 148.62 feet to the point of beginning; containing 3.23 acres, more or less. Bearings in the foregoing description are referenced to magnetic north 2001.

This conveyance is made subject to the right of way burdening a strip of land 50 feet wide from Pleasant Hill Road to Parcel B as shown on the Plan. Said right of way is appurtenant to Parcel B and is for ingress and egress by foot and motor vehicles and also for the installation, maintenance, and repair of all utilities on Parcel B.

MAINE REAL ESTATE TAX PAID

For my source of title, reference may be had to the deed to me from Carolyn J. Walton and Erick G. Walton dated July 1, 2011, and recorded in the Cumberland County Registry of Deeds in Book 28802, Page 149.

Witness my hand and seal this 22nd day of March, 2018.

Witness

Samuel Adams, attorney-in-fact for **John J. Gardella, u/a POA dated March 2, 2018**

STATE OF MAINE

Cumberland County March 22, 2018

Personally appeared the above named Samuel Adams, attorney-in-fact for John J. Gardella, and acknowledged before me the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of his principal.

Notary Public/~~Attorney at law~~

Print or type name as signed

KATHRYN A. PARISEAU
NOTARY PUBLIC
State of Maine
My Commission Expires
January 23, 2025

SEAL

Received
Recorded Register of Deeds
Mar 30,2018 01:33:04P
Cumberland County
Nancy A. Lane