DLN: 1002140140040

MAINE REAL ESTATE TAX-Paid

WARRANTY DEED

(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS that **Denny Jacobus and Linda Jacobus** of Freeport, County of Cumberland, State of Maine, for consideration paid, grant to **Ford Samuel Reiche** and **Caitlin T. Reiche, as joint tenants** having a mailing address of 521 Hammond Street, Chestnut Hill, MA 02467, with **warranty covenants**, the land with any buildings thereon, situated at 24 Emu Street, Freeport, County of Cumberland and State of Maine, described as follows:

See Attached Exhibit A

Meaning and intending to convey the same premises conveyed to DennyJacobus and Linda Jacobus by virtue of a deed from Stephen F. Dubord and Edith T. Dubord dated October 14, 2011 and recorded in the Cumberland County Registry of Deeds in Book 29035, Page 188.

Witness our hands and seals this ~~3rd~~ 16th (S.S.) day of ~~May~~ April (S.S.), 2021.

Witness

Denny Jacobus

Linda Jacobus, by Denny Jacobus her attorney-in-fact As her Attorney in Fact

STATE OF MAINE
COUNTY OF CUMBERLAND

~~May 3, 2021~~ April 16, 2021 (S.S.)

Then personally appeared before me the above-named Denny Jacobus and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Linda Jacobus.

Before me,

Notary Public/ Attorney at Law

Printed Name
My Comm. Exp:
Matthew J. McDonald
Maine Attorney at Law

EXHIBIT A

A certain lot or parcel of land, together with the buildings and improvements located thereon, situate on the southerly side of Staples Point Road in the Town of Freeport, County of Cumberland and State of Maine, being more particularly bounded and described as follows:

Beginning at a 5/8" iron rod set on the southerly sideline of Staples Point Road, which iron is located South 59° 00' 20" West a distance of 150.00 feet from a 5/8" iron rod found at the northeast corner of the land now or formerly of Half Moon Properties, Inc., as described in the Warranty Deed from Thirza E. Goud dated September 11, 1997, and recorded in the Cumberland County Registry of Deeds in Book 13314, Page 219 and in an exchange of boundary deeds between Douglas M. Schair and Half Moon Properties, Inc., recorded in the Cumberland County Registry of Deeds in Book 13707, Page 315 and Book 13707, Page 317;

Thence South 15° 25' 15" East by land now or formerly of Half Moon Properties, Inc., 818.41 feet to a 5/8" iron rod set;

Thence continuing the same course by land now or formerly of Half Moon Properties, Inc., 35 feet, more or less, to Casco Bay;

Thence westerly along the shore of Casco Bay 150 feet, more or less, to the land now or formerly of Charles R. and Mary S. Hudson described in a deed recorded in the Cumberland County Registry of Deeds in Book 7823, Page 308;

Thence North 16° 23' 05" West by land now or formerly of said Hudson 30 feet, more or less, to a 5/8" iron rod found, which iron is located South 61° 08' 10" West a distance of 145.81 feet from the last-mentioned iron rod set;

Thence continuing North 16° 23' 05" West by land now or formerly of said Hudson and by the land now or formerly of James Moody described in a deed recorded in the Cumberland County Registry of Deeds in Book 7632, Page 14, 829.25 feet to Staples Point Road;

Thence North 82° 18' 20" East by Staples Point Road 49.30 feet;

Thence North 59° 00' 20" East by Staples Point Road 110.99 feet to the point of beginning.

Said parcel contains 2.9 acres, more or less, and is shown as Lot 61 R on "Standard Boundary Survey on Staples Point Road, Freeport, Maine, owned by Douglas Schair to be conveyed to Stephen Dubord" dated March 30, 1998, by Owen Haskell, Inc.

DOC :27405 BK:38080 PG:255
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
04/16/2021, 11:32:24A
Register of Deeds Nancy A. Lane E-RECORDED

Also transferring and conveying all shore rights and privileges appurtenant to the above-described parcel of land, including without limitation, all of Granters' right, title and interest in the flats and land between high and low water along the shore adjacent to the foregoing described parcel.

Also granting and conveying, a right of way as it now exists in common with others, eight feet three inches (8' 3") in width extending from the southerly side of Staples Point Road along the westerly boundary line of the above-described parcel of land, southerly to the shore for the purposes of travel by pedestrians and/or vehicles.

SUBJECT to the rights of Richard B. Learnard, his heirs and assigns forever, in a right of way as it now exists, in common with the Grantees herein, their heirs and assigns forever, eight feet and three inches (8' 3") wide extending from the southerly boundary line of Staples Point Road southerly along the westerly boundary line of the above-described parcel of land, eight hundred forty-two (842) feet, more or less, to the shore. Said right of way shall be for the purpose of travel by vehicles and/or pedestrians to be used in common by parties entitled thereto, their heirs and assigns forever.

This conveyance is subject to a right of way as it now exists from the aforementioned right of way bordering the westerly boundary of the above-mentioned parcel to the land now or formerly of Half Moon Properties, Inc., being bounded and described as follows:

Commencing on the westerly sideline of the above-mentioned parcel conveyed, said point being southerly and four hundred eighty (480) feet, more or less, from the southerly sideline of said Staples Point Road; thence running in a general easterly direction along the existing traveled way across the above-mentioned parcel conveyed to the easterly sideline of said parcel and land now or formerly of Half Moon Properties, Inc.