NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 18728 PG 151**
Instr # 2021039222
07/08/2021 03:50:27 PM
Pages 5 YORK CO

DLN:1002140152334 **WARRANTY DEED**

KNOW ALL PERSONS BY THESE PRESENTS, that **Sea Meadow, LLC,** a Maryland Limited Liability Company, with an address of 300 College Avenue, Washington, NC 27889, for consideration paid, grants to **Luisa Guembes-Buchanan, Trustee of the Luisa Guembes-Buchanan Revocable Trust - 2018,** of 84 Grozier Road, Cambridge, MA 02138, with WARRANTY COVENANTS, the premises in the Town of Cape Neddick, County of York and State of Maine, bounded and described as follows:

See Exhibit A attached hereto

IN WITNESS WHEREOF, **Sea Meadow, LLC** has caused this instrument to be signed this 6 day of July, 2021.

Witness

Sea Meadow, LLC

By: _____
Robert Wade Dale III, Managing Member

STATE OF MAINE
COUNTY OF York

On this 6 day of July, 2021, personally appeared before me the aforesaid **Robert Wade Dale III, Managing Member of Sea Meadow, LLC** and acknowledged the foregoing to be his free act and deed.

Notary Public/Attorney
Name:

Charles H. McLaughlin
Attorney at Law

Maine R.E. Transfer Tax Paid

IN WITNESS WHEREOF, **Sea Meadow, LLC** has caused this instrument to be signed this 6th day of July, 2021.

Witness

Sea Meadow, LLC

By: Elizabeth Dale Gerrard
Elizabeth Dale Gerrard, Member

STATE OF North Carolina
COUNTY OF Forsyth

On this 6th day of July, 2021, personally appeared before me the aforesaid **Elizabeth Dale Gerrard, Member of Sea Meadow, LLC** and acknowledged the foregoing to be her free act and deed.

SHANNON D. MATNEY
Notary Public, North Carolina
Davidson County
My Commission Expires
April 16, 2022

Notary Public/Attorney
Name: Shannon D. Matney

IN WITNESS WHEREOF, **Sea Meadow, LLC** has caused this instrument to be signed this 7th day of July, 2021.

Witness

Sea Meadow, LLC

By: Ellen Dale Adams

Ellen Dale Adams, Member

STATE OF Maine
COUNTY OF Cumberland

On this 7th day of July, 2021, personally appeared before me the aforesaid **Ellen Dale Adams, Member of Sea Meadow, LLC** and acknowledged the foregoing to be her free act and deed.

Notary Public/Attorney
Name:

DEBORAH L. JACKSON
NOTARY PUBLIC, STATE OF MAINE
My Commission Expires 7/13/2024

IN WITNESS WHEREOF, **Sea Meadow, LLC** has caused this instrument to be signed this 7th day of July, 2021.

Witness

Sea Meadow, LLC

By: Gayle Dale Abrams
Gayle Dale Abrams, Member

STATE OF Florida
COUNTY OF Palm Beach

On this 7th day of July, 2021, personally appeared before me the aforesaid **Gayle Dale Abrams, Member of Sea Meadow, LLC** and acknowledged the foregoing to be her free act and deed.

RUTH N LAVACHE
Notary Public - State of Florida
Commission # GG 985083
My Comm. Expires May 5, 2024
Bonded through National Notary Assn.

Notary Public/Attorney
Name: Ruth Lavache

Exhibit A

A certain lot or parcel of land, together with the buildings thereon, situated in York, at Averill Cove, so called, in the County of York, State of Maine, lying on the Southeasterly side of Shore Road, but not adjacent thereto, and being the same premises described as conveyed in a deed from Warren Vermeule to Robert W. Dale and Margaret H. Dale, dated September 10, 1951, and recorded in Book 1192, Page 391, of the York County, Maine, Registry of Deeds, and being described in said Deed as follows:

Beginning at the most southerly corner of land now or formerly of Clara O. R. Tillinghast at a division stone wall at a point in the northeasterly side line of a private way called Bayberry Road; thence North forty-five degrees, forty-seven minutes East (N 45°47'E) two hundred twenty-six and forty-two hundredths (226.42) feet to a point at or near the top of the bank at the most northerly corner of the lot herein described and hereby conveyed; thence continuing on the same course to low water mark and the Atlantic Ocean; thence turning and running Southeasterly by said low water mark and the Atlantic Ocean to a point which would be North fifty-two degrees, one minute East (N 52°01' E) if the Southeasterly side line of the lot herein described and hereby conveyed was produced to said low water mark; thence turning and running South fifty-two degrees, one minute West (S 52° 01' W) to a point at or near the top of the bank; thence continuing on the same course twelve (12) feet, more or less, to a concrete hub set in the ground, said hub being located at a point two hundred (200) feet measured on a course South forty-five degrees, four minutes East (S 45°04' E) from the aforementioned most northerly corner of the lot herein described and hereby conveyed, which point marks the most northerly corner of land now or formerly of Anson J. Cole; thence continuing South fifty-two degrees, one minute West (S 52°01' W) by and along land now or formerly of Anson J. Cole, two hundred thirty and seventy hundredths (230.70) feet to a concrete hub driven into the Northeasterly side line of said Bayberry Road, which point marks the most westerly comer of land now or formerly of said Anson J. Cole; thence turning and running North forty-four degrees, thirteen minutes West (N 44°13' W) by and along the Northeasterly side line of said Bayberry Road, one hundred seventy-five (175) feet to land now or formerly of said Clara O. R. Tillinghast and the point of beginning.

The above described premises are conveyed together with the use of the fifty (50) foot right of way know as Bayberry Road as now laid out running from said Shore Road. Said right of way to be used by the Grantee, its successors and assigns, and all others who have or may be granted a similar right or privilege over the aforementioned road.

The above described premises are, however, conveyed subject to the following restrictions, to wit: That only one single private dwelling and garage shall be erected or maintained thereon.

Meaning and intending to describe and convey the same premises conveyed to Sea Meadow, LLC by Deed from Robert W. Dale, Jr. dated December 13, 2001 recorded on December 18, 2001 in the York County Registry of Deeds in Book 11216, Page 117.