MAINE REAL ESTATE TAX-Paid

DLN: 1001840030286 WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **Marcel C. Nadeau and Deborah J. Nadeau** of **104 Spruce Point Road Yarmouth, ME** for consideration paid grant to **Denise Benson** of **Rye, NH** with WARRANTY COVENANTS, the premises in the **Town** of **Yarmouth,** County of **Cumberland** and State of **Maine**, being more particularly described in Exhibit A attached hereto and made a part hereof.

IN WITNESS WHEREOF, the said **Marcel C. Nadeau and Deborah J. Nadeau** have caused this instrument to be signed this **19th day of June, 2018**

Marcel C. Nadeau

Deborah J. Nadeau

Witness

State of **Maine**
County of **Cumberland**

Then personally appeared before me this **19th** day of **June** , **2018** the said **Marcel C. Nadeau and Deborah J. Nadeau** and acknowledged the foregoing to be their voluntary act and deed.

Notary Public/Maine Attorney at Law
Commission Expiration: _____

Charles H. McLaughlin
Attorney At Law

DOC :28760 BK:34927 PG:145
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
06/19/2018, 02:20:56P
Register of Deeds Nancy A. Lane E-RECORDED

File Number: **18-0760**

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 1, Spruce Point Road, Yarmouth, Maine

A certain lot or parcel of land, together with the buildings and improvements thereon, situated on both sides of the Spruce Point Road, Cousins Island, in the Town of Yarmouth, County of Cumberland, and State of Maine, more particularly bounded and described as follows:

Being Lot 1 as shown on "Plan of Subdivision for James Brown, Cousins Island, Maine" dated August 2, 1972 and recorded in the Cumberland County Registry of Deeds in Plan Book 93, Page 33, to which plan reference is hereby made, and as amended.

Also hereby conveying a right of way from Wharf Road to Spruce Point Road over the 50-foot private right of way shown on said Plan, together with a right of way over the private 20-foot right of way leading to Casco Bay as shown on said Plan. There is further conveyed as appurtenant to Lot 1 in common with other lot owners on said Plan the use of any beach or bathing area on Casco Bay located between land now or formerly of one Waters and land now or formerly of one Conner. The use shall not include the right to store or maintain (but does include the right to launch) boats on the shore.

Also conveying all my right, title and interest in and to the fee to the land lying between Lot 1 and Casco Bay bounded on the northwest by the dividing line between Lots 1 and 2 as extended to Casco Bay and on the southeast by land now or formerly of Waters, as extended to Casco Bay. Subject to the use by others for beach and bathing purposes (including the right to launch boats) and subject to the 20-foot right of way as shown on said Plan.

The above-described premises are conveyed subject to the following:

1. Grantees shall pay their pro rata share, along with other land owners, of road maintenance and snow plowing costs for the 50-foot right of way leading from Wharf Road and for Spruce Point Road to the extent the Town of Yarmouth does not.
2. No right of way is granted over the area entitled "Existing Travelled Way" on said Plan.
3. No lot shall be subdivided for the purpose of creating another residential lot.

Being the same premises conveyed to Marcel C. Nadeau and Deborah J. Nadeau by virtue of divorce decree dated June 12, 2017, an abstract of which is recorded in the Cumberland County Registry of Deeds in Book 34093, Page 21. Further reference is made to deed dated June 30, 2005 and recorded in said Registry in Book 22829, Page 211.