Return To:
Deborah Mammone and Joseph Mammone
16 Ghia Street
Fryeburg, ME 04037

Transfer Tax: $ 3,168.00

DLN: 3106432

Receipt # 248190

ERECORD

Bk 5888 PG 25
08/11/2025 03:32:51 PM
Pages 3
DEED

Instr # 25-9667
Cherri L Crockett Register of Deeds OXFORD COUNTY

WARRANTY DEED

MAINE REAL ESTATE TRANSFER TAX PAID

KNOW ALL PERSONS BY THESE PRESENTS, That, **Antonio Barrionuevo and Rebecca Barrionuevo**, Married, with a mailing address of 338 Thompson Road, North Conway, State of New Hampshire, 03860, for consideration paid grant to **Deborah Mammone and Joseph Mammone**, as joint tenants with rights of survivorship, with a mailing address of 111 Esta Road, Plymouth, Commonwealth of Massachusetts, 02360, with WARRANTY COVENANTS:

A certain lot or parcel of land situate in Fryeburg, Oxford County, State of Maine, being Lot 7 as shown on a plan entitled "Burbank Estates II" prepared by Bliss & Associates, Inc. dated December 3, 2020 and last revised on December 11, 2020 and recorded in the Oxford County Registry of Deeds as Plan #5523, reference to which is made for a more complete description of the herein conveyed lot

The lot herein conveyed is conveyed together with the benefit of and subject to the burden of the covenants, conditions, restrictions, easements and obligations as set forth in Declaration of Covenants, Conditions, Restrictions and Easements for Burbank Estates II dated January 20, 2020 and recorded in said Registry at Book 5580, Page 182.

The above lot is further conveyed subject to that easement for utility service granted by Don R. Thibodeau to Central Maine Power Company and Northland Telephone Company dated December 11, 2006 and recorded in the Oxford W.D. Registry at Book 527, Page 225 and the easement granted by CDL, LLC to Fryeburg Water Company dated July 6, 2009 and recorded in said Registry at Book 562, Page 959.

The above lot is further subject to a water line easement for the benefit of Lot 8 as shown on a plan entitled "Burbank Estates II" prepared by Bliss & Associates, Inc. dated December 3, 2020 and last revised on December 11, 2020 and recorded in the Oxford County Registry of Deeds as Plan #5523. This easement

shall include the perpetual right to enter upon the above referenced real estate described at any time the Grantor, it successor or assigns may see fit to for the construction, maintenance, use, repair and replacement of a subsurface water line for the purpose of supplying water to said Lot 8, consisting of pipes, valves, and conduits, onto, over, under and across the above referenced Parcel, together with the right to use, maintain, repair and replace the System, as well as the right to alter the surface of the earth and for ingress and egress in, onto, over, under and across the above referenced Parcel for any of the above described purposes.

The above lot is further subject to an electrical line easement for the benefit of Lot 8 as shown on a plan entitled "Burbank Estates II" prepared by Bliss & Associates, Inc. dated December 3, 2020 and last revised on December 11, 2020 and recorded in the Oxford County Registry of Deeds as Plan #5523. This easement shall include the perpetual right to enter upon the above referenced real estate described at any time the Grantor, it successor or assigns may see fit to for the construction, maintenance, use, repair and replacement of any subsurface electrical lines or cables for the purpose of supplying electricity and or cable/internet to said Lot 8, consisting of electrical lines, wires or cables and conduits, onto, over, under and across the above referenced Parcel, together with the right to use, maintain, repair and replace said lines, wires, cables or conduits, as well as the right to alter the surface of the earth and for ingress and egress in, onto, over, under and across the above referenced Parcel for any of the above described purposes.

The above lot is further subject to a driveway easement for the benefit of Lot 8 as shown on a plan entitled "Burbank Estates II" prepared by Bliss & Associates, Inc. dated December 3, 2020 and last revised on December 11, 2020 and recorded in the Oxford County Registry of Deeds as Plan #5523. This easement shall include the perpetual right to cross the above-described premises with men and machinery and on foot, and to maintain a driveway for residential purposes to access said Lot 8. The said Grantors as owners of Lot 8, their heirs and assigns shall have the benefit of the driveway easement over Lot 7, which shall be used exclusively for ingress and egress to Lot 8 as shown on said plan.
Grantors, their successors and/or assigns shall bear all cost of construction and maintenance associated with such driveway easement and shall assume all liability for such use.

Meaning and intending to describe and convey a portion of premises conveyed to by Warranty Deed of CDL, LLC to Antonio Barrionuevo and Rebecca Barrionuevo dated February 22, 2021 and recorded in Book 5586, Page 978. Lots 7 & 8.

The grantors hereby release all rights of homestead in the above-described property.

Executed this 8th day of August, 2025.

Antonio Barrionuevo

Rebecca Barrionuevo

State of New Hampshire
County of Carroll

Personally appeared the above named Antonio Barrionuevo and Rebecca Barrionuevo , before me this 8th day of August, 2025, known to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

REBECCA E. PEPIN
MY COMMISSION EXPIRES OCT. 7, 2025
NOTARY PUBLIC NEW HAMPSHIRE

Notary Public/Justice of the Peace
My Commission Expires: 10/7/2025