

2023R-00926

TRANSFER TAX PAID

BOOK - PAGE

SAGadahoc COUNTY MAINE

LYNN C MOORE, REGISTRAR

E-RECORDED ON

03/06/2023 09:57 AM

PAGES: 2

WARRANTY DEED
DLN: 1002340228026

ASHLEY JANOTTA AND MATTHEW CARSON of West Bath, Maine, for consideration paid, grant to MATTHEW OBIE, having a mailing address of P.O. Box 338, New Gloucester, Maine 04260, with Warranty Covenants, the land with any buildings thereon, situated at 18 Heath Lane, Bath, County of Sagadahoc and State of Maine, described as follows:

See Exhibit A attached hereto and incorporated herein.

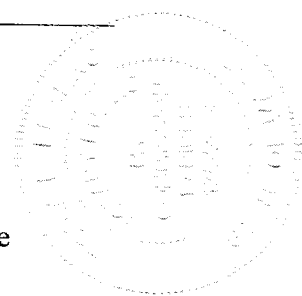
Witness my hand and seal this 24th day of February, 2023.

[Signature]
Witness Darcy Wilkins

[Signature]
Ashley Janotta

State of Maine
Sagadahoc, ss
Cumberland

February 24, 2023



Then personally appeared the above named Ashley Janotta and acknowledged the foregoing instrument to be her free act and deed.

Tonia L. Keating
NOTARY PUBLIC
State of Maine
My Commission Expires 12/5/2029

Before me,

[Signature] 12/5/29
Notary Public
Name and Date Commission Expires:

[Signature]
Witness Darcy Wilkins

[Signature]
Matthew Carson

State of Maine
Sagadahoc, ss
Cumberland

February 24, 2023

Then personally appeared the above named Matthew Carson and acknowledged the foregoing instrument to be his free act and deed.

Tonia L. Keating
NOTARY PUBLIC
State of Maine
My Commission Expires 12/5/2029

Before me,

[Signature] 12/5/29
Notary Public
Name and Date Commission Expires:



EXHIBIT A

A certain lot or parcel of land, with any buildings thereon, numbered 18 and 20 Heath Lane, in the City of Bath, County of Sagadahoc and State of Maine, together with improvements thereon, designated as Parcel No. 94 on a plan or map entitled Lambert Park, City of Bath, Sagadahoc County, Maine-17023, dated September 9, 1948, prepared by New England Survey Service, Inc., 73 Tremont Street, Boston, Mass., and filed in the office of the Sagadahoc County Registry of Deeds in Plan Book 6, Page 24 on November 1, 1957.

Notes, rights of way, rights, reservations, easements, restrictions, covenants, setback requirements, conditions and all other matters either referred to, shown or depicted on plan(s) recorded in the Sagadahoc County Registry of Deeds in Plan Book 6, Page 24.

Rights, rights of way, reservations, easements, restrictions, covenants and conditions referred to or set forth in instrument(s) recorded in the Sagadahoc County Registry of Deeds in Book 3375, Page 192.

Meaning and intending to convey the same premises conveyed to Ashley Janotta and Matthew Carson by virtue of a Quitclaim Deed from Bradley P. Bailey dated December 23, 2021 and recorded in the Sagadahoc County Registry of Deeds in Book 2021R, Page 10960.

*** NOT A TRUE COPY ***