

BK15163 PGS 170 - 171 09/18/2024 01:44:59 PM
INSTR#: 2024020012 ATTEST: MATTHEW BOUCHER
RECEIVED KENNEBEC SS REGISTER OF DEEDS
eRecorded Document

**NO REAL ESTATE
TRANSFER TAX PAID**

WARRANTY DEED
(Maine Statutory Short Form)

1002440288227

KNOW ALL PERSONS BY THESE PRESENTS

THAT WE, EJ HOLDINGS LLC, a Maine Limited Liability Company, and GARRETT L. RYAN, for consideration paid, grant to GE HOLDINGS LLC, a Maine Limited Liability Company, with Warranty Covenants, a certain lot or parcel of land, with any buildings thereon, located at 987 Main Street, in the Town of Vassalboro, County of Kennebec and State of Maine, being bounded and described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO
MADE A PART HEREOF AND INCORPORATED BY REFERENCE HEREIN**

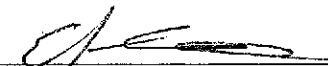
Being the same premises conveyed in a Deed from Zackery O. Costa and Dorinda S. Costa to EJ Holdings LLC and Garrett L. Ryan dated July 7, 2023 and recorded in the Kennebec County Registry of Deeds in Book 14799, Page 340.

IN WITNESS WHEREOF, **Eric J. Mowatt, Member of EJ HOLDINGS LLC and Garrett L. Ryan, the Grantors, have caused this instrument to be executed on this 18th day of September, 2024.**


SIGNED, SEALED AND DELIVERED
in presence of

EJ HOLDINGS LLC

Witness

By: 
Eric J. Mowatt
Its: Member

Witness


Garrett L. Ryan

STATE OF MAINE
County of Cumberland

Then personally appeared before me on this 18th of September, 2024 the above-named **Eric J. Mowatt, Member of EJ Holdings LLC and Garrett L. Ryan** and acknowledged the foregoing instrument to be their free act and deed.


Notary Public/Attorney at Law

Printed Name: _____
COMMISSION EXPIRES: _____

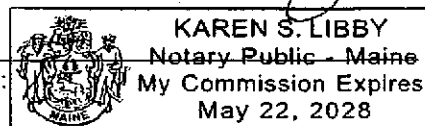


EXHIBIT A

A certain parcel of land together with buildings and improvements thereon, situated in the Town of Vassalboro, Kennebec County, Maine, being more particularly bounded and described as follows:

PARCEL ONE:

Beginning at a point on the east line of the road leading from North Vassalboro to Waterville and at a maple tree that stands seventy (70) feet from the southwest corner of land now or formerly of J.E. Bessey; thence southerly to land now or formerly of W.A. Lord; thence easterly on the north line of said Lords land eight and one half (8½) rods to a stake or stones; thence northerly at right angles eighty (80) feet to a stake or stones and land of W.T. Reynolds; thence westerly to the point begun at.

PARCEL TWO:

Bounded on the west by the road leading from Winslow to East Vassalboro, on the north by land formerly owned by Fred Phillips; on the east by land now or formerly owned by Maggie Flynn; and on the south by land now or formerly of Abel Wall.