

DLN: 1001640007704

Warranty Deed (Maine Statutory Short Form)

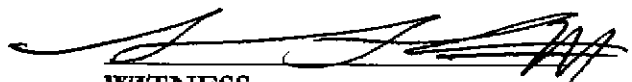
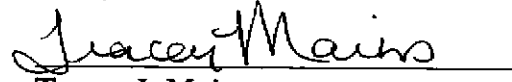
KNOW ALL PERSONS BY THESE PRESENTS THAT, WE, Tracey I. Mains and Dana H. Mains, Sr. with a mailing address of 1310 Richville Road, Standish, Maine 04084, for valuable consideration paid, by **Dean Cote and Lynn Cote**, with a mailing address of 6 Pine Haven Street, Saco, Maine 04072, the receipt and sufficiency whereof is hereby acknowledged, does hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY, unto the said **Dean Cote and Lynn Cote**, their heirs and assigns, with **WARRANTY COVENANTS**, as joint tenants, a certain lot or parcel of real property situated in the Town of Standish, County of Cumberland, State of Maine, bounded and described as follows:

PROPERTY DESCRIBED IN "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF

Meaning and intending to convey and hereby intending to convey the premises conveyed to Tracey I. Mains and Dana H. Mains, Sr. as joint tenants, by virtue of a deed from Tracey I. Mains, f/k/a Tracey I. Flint dated September 16, 2013 and recorded on September 23, 2013 in Book 31035, Page 86 with the Cumberland County Registry of Deeds.

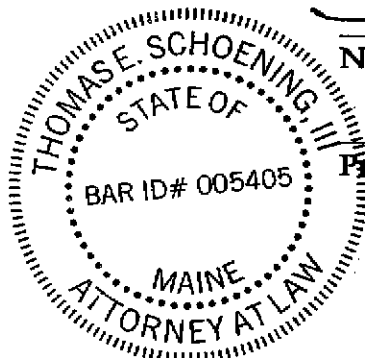
The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Witness our hands and seal this 25 day of May, 2016.

 WITNESS	 Tracey I. Mains
 WITNESS	 Dana H. Mains, Sr.

STATE OF Maine
COUNTY OF Cumberland

Personally appeared before me on this 25 day of May, 2016 the above named Tracey I. Mains and Dana H. Mains, Sr., and acknowledged the foregoing instrument to be their free act and deed.




Notary Public/Attorney At Law

Print Name

MAINE REAL ESTATE TAX-Paid

EXHIBIT A

A certain lot or parcel of land, with any improvements thereon, situated in Standish, Cumberland County, Maine, bounded and described as follows:

Beginning at a granite Right of Way Monument 50 feet left of Station 329+00.36 as stationing runs between Sebago Lake Station and the Town of Sebago on Route 114; thence from said granite monument through a sequence of bearings and distances in a clockwise fashion as follows: South 86 degrees 57 minutes 52 seconds West, a distance of 448.13 feet to a concrete monument; thence North 38 degrees 08 minutes 09 seconds West, a distance of 427.59 feet to an iron pipe; thence North 51 degrees 51 minutes 51 seconds East, a distance of 158.85 feet to an iron pipe; thence South 55 degrees 00 minutes 11 seconds East, a distance of 716.08 feet to the monument begun at. Said parcel of land contains 132,814 square feet of land.

Subject to deed restriction that the lot herein is conveyed with the restriction that no driveway or vehicle access to the lot shall be established from "Easy Street;" rather such driveway or vehicle access must be established from Route 114.