



(space above reserved for recording information)

WARRANTY DEED

Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS, That **POTHIER HOLDINGS, LLC**, a Maine Limited Liability Company with a mailing address of 17 McKenney Drive, Biddeford, ME 04005, for consideration paid, grant to **POTHIER HOLDINGS, LLC**, a Maine Limited Liability Company with a mailing address of 17 McKenney Drive, Biddeford, ME 04005, with **WARRANTY COVENANTS**, the land in Biddeford in the County of York and State of Maine, and being 20 Vincent Avenue in the present numbering thereof and described as follows:

A certain lot or parcel of land, together with the buildings thereon, situated on the southwesterly side of Vincent Avenue in Biddeford, County of York and State of Maine, bounded and described as follows:

COMMENCING at a point, said point being the southeasterly corner of Lot #48 as shown on Plan of Sheltra Terrace prepared by Libby & Dow, Engineers, October 30, 1935 and recorded in the York County Registry of Deeds in Plan Book 11, Page 80

THENCE turning and running northeasterly one hundred (100') feet by the southeasterly side of Lot No. 42, as shown on said plan, to Vincent Avenue, so-called;

THENCE turning and running northwesterly by said Vincent Avenue a distance of fifty (50) feet;

THENCE turning and running southwesterly by the southeasterly sideline of Lot #41 as shown on said plan, a distance of one hundred (100) feet to a point and the northeasterly corner of Lot 48 as shown on said plan;

THENCE southeasterly by said Lot #48 a distance of fifty (50) to the point of beginning;

Being a portion of the premises contained in deed of Bonita Pothier to Pothier Holdings, LLC dated November 16, 2005 and recorded in the York County Registry of Deeds in Book 14702, Page 695.

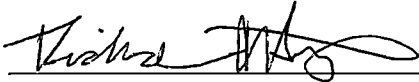
This deed is one of two deeds given to provide separate legal descriptions for 17 Willett Street and 20 Vincent Avenue in said Biddeford.

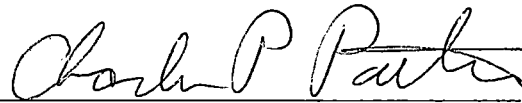
The above described premises are conveyed subject to all outstanding mortgage and encumbrances of record as of the date hereof.

IN WITNESS WHEREOF, **POTHIER HOLDINGS, LLC** has caused this instrument to be signed in its name and behalf by Charles P. Pothier, its member, thereunto duly authorized, this 17th day of April 2017.

WITNESS:

POTHIER HOLDINGS, LLC



By: 
Its: Member
Charles P. Pothier

STATE OF MAINE
York, ss

April 17, 2017

Personally appeared the above named **CHARLES P. POTHIER**, Member of said **POTHIER HOLDINGS, LLC** and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said limited liability company.

Before me,



~~Notary Public~~/Maine Attorney at Law

Print name: _____

Richard A. Hull III
Maine Attorney-at-law
Bar No. 000964

AFTER RECORDING RETURN TO:

Charles P. Pothier
Margaret G. Pothier
17 McKenney Drive
Biddeford, ME 04005



Deed20 Vincent/1/6297-004/tg

Go Hull Law-Office
409 Alfred Street
Biddeford Me 04005