

DLN: 1001940050230

WARRANTY DEED

REDCO PROPERTIES LLC, a Maine Limited Liability Company with a mailing address of 57 Sea Kiss Drive, West Bath, Maine 04530

FOR CONSIDERATION PAID - GRANTS TO

MILL COVE DEVELOPMENT, LLC, a Maine Limited Liability Company with a mailing address of 361 Danforth Street, Portland, ME 04102

WITH WARRANTY COVENANTS the land, together with the improvements thereon, located between the easterly side of Mountain Road and the westerly side of Mill Cove, so-called, in the Town of West Bath, County of Sagadahoc and State of Maine, more particularly bounded and described as follows:

BEGINNING AT an iron rod on the easterly sideline of Mountain Road, so-called, said iron rod lying S 11° 56' 05" W a distance of 532.22 feet from a capped iron rod found at the intersection of the easterly sideline of Mountain Road and the southerly boundary of land formerly of Edward Secskas and Elaine Secskas as described in the instrument recorded in the Sagadahoc County Registry of Deeds, Book 1517, Page 187, said iron rod also marking the northwest corner of the within conveyed parcel;

THENCE S 81° 54' 04" E, along the and now or formerly of John A. Stadler and depicted as Parcel One on a Plan of Land entitled, *Plan of Proposed Division of Property on Mountain Road, West Bath, Maine made for Mary L. Fournier*, dated January 23, 2012, by Island Surveys (Job #0544), a distance of 464.61 feet to a capped iron rod set;

THENCE S 81° 54' 04" W, continuing along land of Stadler, a distance of 284.98 feet to a point;

THENCE S 83° 33' 22" E, continuing along land of Stadler, a distance of 344.20 feet to a capped iron rod set;

THENCE S 83° 33' 22" E, continuing along land of Stadler, a distance of 13 feet, more or less, to the mean high tide line of Mill Cove;

THENCE Southerly, along the mean high tide line of Mill Cove, a distance of 1588 feet, more or less, to a point on the northern boundary of land now or formerly of Sarah Joslin as described in the instrument recorded in the Sagadahoc County Registry of Deeds, Book 361, Page 1053;

THENCE westerly, along land of Joslin, to a point on the shoreline or upland;

THENCE continuing along land of Joslin, a distance of 620 feet to the easterly sideline of Mountain Road;

THENCE northerly, along the easterly sideline of Mountain Road, a distance of 1560.67 feet to the point of beginning.

Containing 28.2 acres, more or less. Bearings are referenced to True North as determined by astronomic observation. Capped iron rods set are 5/8" rebar with 2" aluminum caps inscribed, *Island Surveys*.

ALSO CONVEYING, without Warranty Covenant, Grantor's right, title and interest in the intertidal land adjacent to the within conveyed parcel and between the mean high water mark and mean low water mark of Mill Cove, so-called.

For source of title, reference may be had to the Warranty Deed of Eric Lenardson and Jodie C. Lenardson to Redco Properties LLC dated July 29, 2016 and recorded in the Sagadahoc County Registry of Deeds, Book 2016R, Page 5264.

The parcel of land described above is depicted as Parcels Two and Three on the Plan of land entitled, *Plan of Proposed Division of Property on Mountain Road, West Bath, Maine made for Mary L. Fournier*, dated January 23, 2012, by Island Surveys (Job #0544). Further reference may be had to the Termination of Honey Cove Road Residents' Road and Covenant Agreement dated July 29, 2016 and recorded in the Sagadahoc County Registry of Deeds, Book 2016R, Page 5266.

IN WITNESS WHEREOF, REDCO Properties LLC has caused this instrument to be sealed with its corporate seal and signed in its corporate name by its Member, John A. Stadler, thereunto duly authorized this ^{1st} day of ~~January~~ ^{February}, 2019.

REDCO Properties LLC

By:

[Signature]
John A. Stadler
Its Member

STATE OF
County of

February
~~January~~ 1, 2019

Then personally appeared the above named John A. Stadler, Member of REDCO Properties LLC, said Grantor Corporation, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said corporation.

BEFORE ME,

Jenny Burch
Notary Public

Jenny Burch
Maine Notary Public
My Commission expires January 13, 2024

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