

ERECORD**Bk 5663 PG 596**

12/29/2021 09:30:55 AM

Pages 2

DEED

Instr # 22306

Cherri L Crockett Register of Deeds

OXFORD COUNTY

DLN: 1002140176725

WARRANTY DEED

I, **BRD, LLC** a Maine Limited Liability Company with a place of business in Anson, County of Somerset and State of Maine, whose mailing address is P.O. Box 296, Anson, ME 04911,

for consideration paid, grant to **Scott Dillon** of Anson, County of Somerset and State of Maine, whose mailing address is P.O. Box 296, Anson, ME 04911,

with **WARRANTY COVENANTS**,

A certain lot or parcel of land, together with all appurtenances belonging thereto, situated in Sweden, Oxford County, State of Maine, and being located on the Easterly side of the Bridgton Road, so-called, also known as Route 93, and being all that portion of the so-called "Felix" lot as lies on the Easterly side of the Bridgton Road.

The lot conveyed hereby is more particularly depicted for municipal tax purposes as Lot 52 on Sweden Tax Map R5, and is a part of the old Bailey homestead, and being what is believed to be all that portion of Town Lot 58 in the Second Division as lies on the Easterly side of the Bridgton Road, reserving therefrom, however, those parcels conveyed therefrom, as follows:

- 1) Deed from Robert Stevens to Micah Trull dated May 26, 1830, recorded in Oxford (W.D.) Registry of Deeds, Book 19, Page 326;
- 2) Deed from Norman H. Gray to John E. Nutting and Ramona J. Nutting dated July 31, 1961, recorded in said Registry of Deeds, Book 180, Page 88; and
- 3) Deed from Norman H. Gray to Robert J. Hill dated June 20, 1966, recorded in said Registry of Deeds, Book 245, Page 838.

The foregoing real estate is believed to be currently bounded as to abutting ownership as follows:

On the North by land now of Patrick Ian Cowan (See Deeds recorded in said Registry of Deeds, Book 310, Page 110 and Book 394, Page 555); On the East by land now of Davis W. Kimball (See Deed recorded in said Registry of Deeds, Book 2667 Page 159); On the South in part by other land now of Davis W. Kimball (See Deed recorded in said Registry of Deeds, Book 185, Page 546) and in remainder by land now of the Johnson Trust (See Deed recorded in said Registry of Deeds, Book 578, Page 560); and on the West by the Bridgton Road and by the land formerly of Nutting aforesaid, now of Dale W. Smith (See Deeds recorded in said Registry of Deeds, Book 325, Page 820 and Book 3477 Page 224) and by the aforesaid Robert J. Hill Lot, now of Robert J. Hill and Patricia J. Hill (See Deed recorded in said Registry of Deeds, Book 341, Page 180).

Reference is made to Deed from Josiah Field to Joel Bailey dated March 4, 1845, recorded in Oxford (W.D.) Registry of Deeds, Book 29, Page 81, Further reference is made to Deed from Elsie E. Felix to Norman H. Gray dated May 26, 1960 recorded in said Registry of Deeds, Book 175, Page 336. The real estate conveyed hereby is classified for municipal tax purposes under the Maine Tree Growth Tax Law, and is conveyed subject to such classification, The Grantees herein shall be solely liable for any penalty that may be assessed for removal of all or any portion of said premises from such classification.

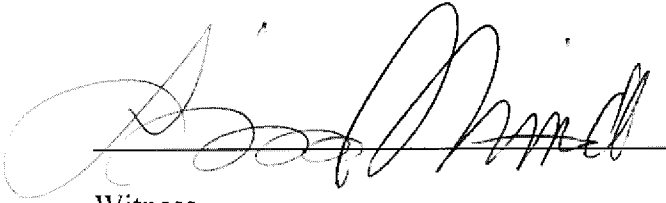
BRD, LLC releases all rights in the premises being conveyed.

MAINE REAL ESTATE
TRANSFER TAX PAID

Property address is currently known as Bridgeton Road.

WITNESS my hand and seal this 17 day of November, 2021.

BRD, LLC by:



Witness



Scott Dillon, It's Member duly authorized

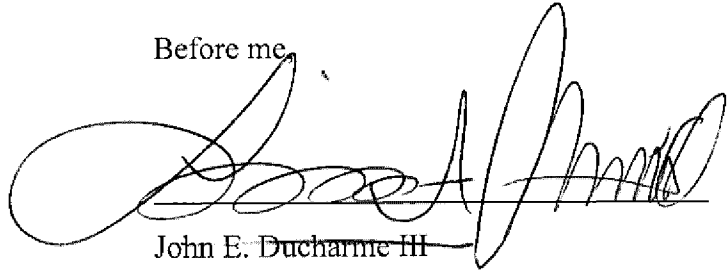
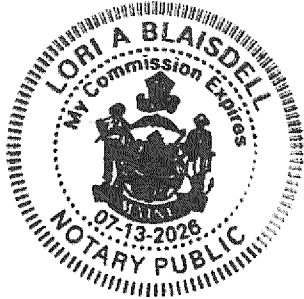
STATE OF MAINE

Somerset , ss.

November 17, 2021

Then personally appeared the above named Scott Dillon in his aforesaid capacity and acknowledged the foregoing instrument to be his free act and deed, and the free act and deed of BRD, LLC.

Before me,



John E. Ducharme III

Notary Public

The preparer did not conduct a title search or examination in connection with the preparation of this instrument on the property described herein, and therefore title is neither warranted nor guaranteed by the preparer. The preparer expresses no opinion as to the title the Grantee(s) will receive. The preparer of this deed makes no representations as to the status of title, property use, zoning regulations, acreage or any other matters. The preparer is not aware of any boundary survey for the property described herein.