Bk 16658 Pg238 #30789
10-18-2022 @ 10:42a

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WARRANTY DEED

Craig Ryder of Carmel, Penobscot County, Maine, for consideration paid, grants to Scott Aaron Lyford of Bonaire, Houston County, Georgia (whose mailing address is 405 Sugarberry Court, Bonaire, GA 31005) with Warranty Covenants, the following described real estate:

See "Exhibit A" Attached

For grantors source of title, reference may be had to a deed from Federal National Mortgage Association to the grantor herein, dated December 6, 2012, recorded in Penobscot Registry of Deeds, Book 13042, Page 168.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness my hand and seal this 17 day of October, 2022.

WITNESS:

Craig Ryder

STATE OF MAINE
PENOSBCOT, ss

October 17, 2022

Then personally appeared the above-named Craig Ryder and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public/Justice of the Peace
Commission Expiration:

File No.: 2022-5652

Amber L. Cobb
Notary Public, State of Maine
My Commission Expires April 26, 2028

File No: 2022-5652

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"Exhibit A"

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Certain lots or parcels of land, together with any improvements thereon, situated in Carmel, County of Penobscot and State of Maine, bounded and described as follows:

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Parcel One: Lot 3 as shown on a Plan entitled "Dyer Road Estates Phase #2", dated August 5, 1991, drawn by A.E. Sturgeon, Inc., recorded in Map File D100-91 of the Penobscot County Registry of Deeds.

Subject to restrictions set forth in "Declaration of Restrictions" of Dale Henderson Logging, Inc., dated December 27, 1991 and recorded in said Registry of Deeds in Book 4978, Page 279, as amended by instrument recorded in said Registry of Deeds in Book 5103, Page 139.

Parcel Two: Commencing at an iron pin marking the southeasterly corner of parcel one above, said Lot 3; thence South 2° 22' 50" East a distance of 440 feet to an iron pin; thence South 87° 37' 10" West a distance of 200 feet to an iron pin: thence North 2° 22' 50" West a distance of 440 feet to an iron pin marking the southwesterly corner of said Parcel One; thence North 87° 37' 10" East a distance of 200 feet along the southerly sideline of said Parcel One to the point of beginning.

Maine Real Estate Transfer Tax Paid
SUSAN F. BULAY, REGISTER
PENOBSCOT COUNTY MAINE E-RECORDED