

DEBRA L. ANDERSON, REGISTER OF DEEDS
Bk 17654 PG 556
Instr # 2018004364
02/01/2018 04:01:09 PM
Pages 3 YORK CO

After recording return to:
Bergen & Parkinson, LLC *JW*
62 Portland Road, Suite 25
Kennebunk, ME 04043

3 p 7

Space Above This Line For Recording Data

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **HOWARD J. HALL**, FOR CONSIDERATION PAID, hereby grants to **COTTAGE ADVISORS ME, LLC**, a Maine limited liability company whose mailing address is P.O. Box 158, Wells, Maine 04090, with QUITCLAIM COVENANT, a certain lot or parcel of land, together with any improvements thereon and all rights appurtenant thereto, being commonly known and designated as Webhannet Place, York Street, Route 1, located in the Town of Kennebunk, York County, Maine; being more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

IN WITNESS WHEREOF, Howard J. Hall has hereunder set his hand and seal as of this 30 day of January, 2018.

WITNESS

Howard J. Hall

STATE OF MAINE
York County, ss.

January 30, 2018

Personally appeared the above-named Howard J. Hall and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Attorney at Law/Notary Public

Jason G. Howe
ATTORNEY AT LAW

No R.E. Transfer Tax Paid

Exhibit A

A certain lot or parcel of land located on the southeasterly side of York Street, also known as U.S. Route 1, in Kennebunk, in the County of York and State of Maine, which certain lot or parcel of land is more particularly bounded and described as follows:

BEGINNING at an iron rod driven into the ground for a corner bound on the apparent southeasterly sideline of said U.S. Route 1, which iron rod marks the westerly corner of the Mount Pleasant Cemetery;

THENCE running South $63^{\circ} 35' 50''$ East by and along land of said Mount Pleasant Cemetery following a row of tall granite posts 615.13 feet to an iron rod set in the ground at land now or formerly of Allen;

THENCE turning and running South $08^{\circ} 54' 00''$ West by and along land of said Allen, land now or formerly of Community Support Services, Inc., and land now or formerly of Toner, a distance of 1,008.32 feet to a stone monument set in the ground for a corner bound, which stone monument marks the southerly corner of the parcel herein described;

THENCE turning and running North $46^{\circ} 33' 34''$ West and along land now or formerly of Bragdon 350.35 feet to a stone monument set in the ground for a corner bound;

THENCE turning and running North $35^{\circ} 22' 10''$ West by and along land now or formerly of the Town of Kennebunk, a distance of 604.50 feet [sic] to an iron rod driven into the ground for a corner bound in the apparent southeasterly sideline of said U.S. Route 1;

THENCE turning and running North $43^{\circ} 54' 30''$ West 50 feet, more or less, to a point at the end of the common area as the same is depicted on a plan of Webhannet Place Condominium to be recorded herewith;

THENCE turning and running North $44^{\circ} 21' 22''$ West by and along said common area, a distance of 191.75 feet to a point;

THENCE turning and running North $85^{\circ} 05' 30''$ East, a distance of 44.91 feet to a point;

THENCE turning and running North $45^{\circ} 55' 30''$ East, a distance of 28.86 feet to a point;

THENCE turning and running North $43^{\circ} 42' 03''$ West by and along said common area, a distance of 283.03 feet to a point on the apparent southeasterly sideline of said U.S. Route 1;

THENCE turning and running North $45^{\circ} 33' 20''$ East by and along the apparent southeasterly sideline of said U.S. Route 1 180.73 [sic], more or less, to an iron pipe driven into the ground, which iron point marks the point of beginning.

The above-described premises are conveyed TOGETHER WITH a right-of-way and easement to use the common area depicted on the above referenced plan for ingress and egress and the installation of public utilities, all as the same are normally on access easements.

The above-described premises are conveyed SUBJECT TO a Boundary Line Agreement, Road Maintenance Agreement and Reciprocal Release Deed between Howard J. Hall, individually and as Trustee of the Howard J. Hall Family Trust and KFDC, LLC and Webhannet Place Condominium Association dated December 22, 2017 and recorded in Book 17638, Page 311 with the York County Registry of Deeds.

The above-described premises are conveyed SUBJECT TO easements and rights granted by Howard J. Hall to Kennebunk Light and Power District dated January 30, 2018 and recorded in Book _____; Page _____ with the York County Registry of Deeds.

Title reference is made to a Quitclaim Deed from Hanbro, Inc. to Howard J. Hall dated June 9, 1986 and recorded in Book 3876, Page 164 with the York County Registry of Deeds; and to an Amendment to Declaration of Condominium and Withdrawal of Real Estate from Webhannet Place Condominium, Kennebunk, Maine by Webhannet Place Condominium dated May 18, 2012 and recorded in Book 16329, Page 99 with the York County Registry of Deeds.