

Return to:
William Hildebrand
Kimberly A. Hildebrand

8 Maria Drive
Ipswich, MA 01938

DLN:1002140150084

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That **James E. Wood and Deborah M. Wood**, with a mailing address of P.O. Box 876, Ogunquit, Maine 03907, for consideration paid grant to **William Hildebrand and Kimberly A. Hildebrand**, of 8 Maria Drive, Ipswich, Massachusetts 01938, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

A certain parcel of land situated on the southerly side of Josias Lane in the Town of Ogunquit, County of York, State of Maine, being Lot "B" as shown on a plan entitled "Survey Boundary Plan Prepared For CRAIG TIMBERLAKE LIVING TRUST, Craig Timberlake & Dorothy Moncrief Trustees, 17 Josias Lane, Ogunquit, Maine", said plan prepared by Civil Consultants, recorded in Plan Book 314, Page 19, York Registry, bounded and described as follows:

The POINT OF BEGINNING being a 5/8" iron rod with an identification cap, to be set, located on the southerly sideline of Josias Lane and the apparent westerly sideline of U.S. Route 1, thence proceeding S 10° 20' 46" W, along the apparent sideline of U.S. Route 1, one hundred fifty-seven and fifty-eight hundredths (157.58) feet to a point at land conveyed to Seacoast Associates in York County Registry of Deeds Book 2730, Page 240, said point being located S 79° 39' 02" W, four and eighty-four hundredths (4.84) feet from an existing 1" diameter iron pipe, 9" high, painted white;

THENCE along land of Seacoast Associates the following courses:

S 79° 39' 02" W, thirty-five and fifteen hundredths (35.15) feet to an existing 1 1/4" diameter iron pipe, 2" high;

S 31° 42' 49" W, thirty-five and fifty-eight hundredths (35.58) feet to an existing 1" diameter iron pipe, 10" high;

S 54° 37' 49" W, thirty-five feet, more or less, to the thread of the Josias River;

THENCE proceeding in a northwesterly direction, along the thread of the Josias River, eighty-four (84) feet, more or less, to a point located at Lot "A", as shown on the above referenced plan, said point lying S 13° 39' 16" W, twenty (20) feet more or less from a 5/8" iron rod with an identification cap, to be set;

Red Door Title □ 2204 Woodbury Avenue, Newington NH 03801 □ (207) 358-7500

THENCE N 13° 39' 16" E, along Lot "A", twenty (20) feet more or less, to a 5/8" iron rod with an identification cap, to be set;

THENCE N 13° 39' 16" E, along Lot "A", one hundred eighty-two and twenty hundredths (182.20) feet, to a 5/8" iron rod with an identification cap, to be set, at the southerly sideline of Josias Lane;

THENCE S 76° 20' 44" E, along Josias Lane, one hundred thirty (130.00) feet to THE POINT OF BEGINNING.

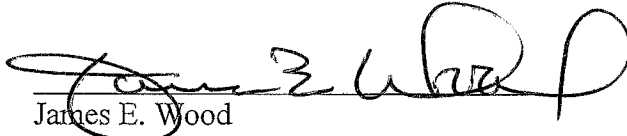
The bearings hereon are referenced to magnetic north 1963.

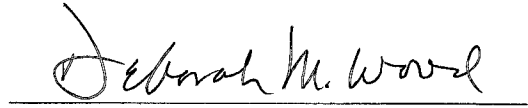
This conveyance is subject to a sewer easement affecting the property as described in a deed recorded in the York County Registry of Deeds in Book 1936, Page 677, as further depicted on said Plan recorded in Plan Book 314, Page 19.

Meaning and intending to describe and convey the same premises conveyed to James E. Wood and Deborah M. Wood by virtue of a deed of Dorothy T. Moncrief, Trustee of the J & D Moncrief Living Trust dated September 30, 2014 and recorded in the York County Registry of Deeds at Book 16901, Page 385.

[SIGNATURES TO FOLLOW]

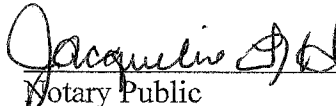
Executed this 24 day of June, 2021.


James E. Wood


Deborah M. Wood

State of Michigan
County of Schoolcraft

Then personally appeared before me on this 24th day of June, 2021 the said James E. Wood and Deborah M. Wood and acknowledged the foregoing to be their voluntary act and deed.


Notary Public
Commission expiration:

JACQUELINE L. HANSEN
Notary Public, State of Michigan
County of Delta
My Commission Expires Feb. 03, 2026
Acting in the County of Schoolcraft

