

TRANSFER TAX PAID

**WARRANTY DEED**

DLN: 1002340258800

We, **Anthony P. DuBois and Denise L. DuBois**, whose mailing address is 2122 Industry Road, Starks, ME 04911,

for consideration paid, grant to **Kayla Powers and Jordon Powers**, whose mailing address is 54 Grant Avenue, Auburn, NY 13021, as **Joint Tenants**, with **WARRANTY COVENANTS**,

A certain lot or parcel of land situated on the easterly side of Route 43, also known as Industry Road, in the Towns of Industry and Starks, Counties of Franklin and Somerset, and State of Maine, bounded and described as follows:

Being the northerly portion of Lot #7 on a plan of lots entitled "Map of Land of Somerset Acres" prepared by D. Bruce Verrill Associates, Inc. dated November 16, 1981 and recorded at Somerset County Registry of Deeds in Plan File C-81, Page 108 and also recorded at Franklin County Registry of Deeds as Plan P-124.

Commencing at a ¾ inch iron pipe found on the apparent easterly sideline of Route 43, so called, and at the southwesterly corner of land conveyed to Christopher Johnson by deed of Marily Johnson dated September 2, 2014 and recorded at Somerset County Registry of Deeds in Book 4831, Page 88;

Thence South ten degrees seven minutes five seconds West (S 10° 7' 5" W) two hundred five and twenty-two hundredths (205.22) feet along land of the Grantor(s) and along Route 43 to a 5/8 inch rebar with surveyor's cap #2418 set;

Thence South seventy-nine degrees fifty-four minutes twenty-four seconds East (S 79° 54' 24" E) one thousand four hundred seventy-five and forty-five hundredths (1475.45) feet through land of the Grantor(s) to a 5/8 inch rebar with surveyor's cap #2418 set on the westerly line of land conveyed to Jon Bubier by deed of Carolyn M. Knox, Personal Representative of the Estate of Jodi M. Knox, dated August 11, 2022 and recorded at the Somerset County Registry of Deeds in Book 5918, Page 210;

Thence North ten degrees six minutes thirty-seven seconds East (N 10° 6' 37" E) two hundred four and sixty-nine hundredths (204.69) feet along land of Bubier to a ¾ inch iron pipe found at the southeasterly corner of the aforementioned Christopher Johnson;

Thence North seventy-nine degrees fifty-three minutes ten seconds West (N 79° 53' 10" W) one thousand four hundred seventy-five and forty-two hundredths (1475.42) feet along land of Johnson to the Point of Beginning.

Bearings are referenced to magnetic North as observed with a handheld compass along one side of a traverse in August 2023.

Bearings and distances are from a plan entitled "Amended Plan of Lot 7, Somerset Acres" as prepared by Loon F.W. LLC Land Surveying dated October 25, 2023, and recorded at the Somerset County Registry of Deeds in Plan Book 2023, Page 88 and at the Franklin County Registry of Deeds in P-7123.

Being a portion of the premises conveyed to Anthony Dubois and Denise L. Dubois by deed of Sonja Walker and Susan Kennedy, Co-personal Representatives of the Estate of Gladys B. Lambert dated January 3, 2023 and recorded at the Franklin County Registry of Deeds in Book 4521, Page 155 and at the Somerset County Registry of Deeds in Book 5972, Page 357.

WITNESS our hands and seals this 8 day of December, 2023.

  
Anthony P. DuBois

  
Denise L. DuBois

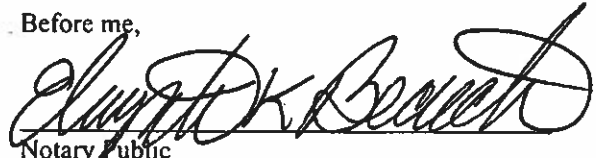
STATE OF MAINE

Franklin, ss.

December 8, 2023

Then personally appeared the above named Anthony P. DuBois and Denise L. DuBois and acknowledged the foregoing instrument to be their free act and deed.

Before me,

  
Notary Public

ELIZABETH K. BEAUDOIN  
Notary Printed Name  
Notary Public - State of Maine  
My Commission Expires August 14, 2030

SEAL