



WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that PLOWMAN DEVELOPMENT GROUP, LLC, a Maine limited liability company with a principal place of business in Gorham, Cumberland County, Maine, for consideration paid, grants to SEA POINTE, LLC, a Maine limited liability company with a principal place of business situated in Old Orchard Beach, York County, Maine, with warranty covenants, a certain lot or parcel of land, together with the improvements thereon, situated in Saco, York County, Maine, more particularly bounded and described in Exhibit A which is attached hereto and made a part hereof by reference.

IN WITNESS WHEREOF Plowman Development Group, LLC, has caused this instrument to be signed in its corporate name by Brian Plowman, its duly authorized Manager, this 5 day of April, 2018.

Maine R.E. Transfer Tax Paid

[Signature]  
Witness to all.

Plowman Development Group, LLC

[Signature]  
By: Brian Plowman  
Its: Member/Manager

STATE of MAINE  
COUNTY of YORK, ss.

On April 5, 2018, did personally appear the above named Brian Plowman in his capacity as Manager of Plowman Development Group, LLC, who did acknowledge the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Plowman Development Group, LLC.

Before me,

[Signature]  
Notary Public/Attorney at Law  
Printed name: Kimberly A Phinen  
Commission Expires: 11-09-22

Seal

INGRAM TITLE COMPANY  
338 Main Street  
SACO, ME 04072

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## **EXHIBIT A**

Certain real property in Saco, in the County of York and State of Maine, described as follows:

A certain lot or parcel of land, with the buildings thereon, situated in the City of Saco, County of York, and State of Maine, on Ocean Park Road, as described in a warranty deed of Leo Parent and Bernice Parent under date of April 6, 1953, as recorded in the York County Registry of Deeds in Book 1236, page 338.

Also, another lot or parcel of land with any buildings thereon, situated in Saco on Ocean Park Road as described in quitclaim deed of Leo Parent and Bernice Parent under date of April 28, 1970, as recorded in said Registry in Book 1899, Page 204.

Being the same premises conveyed to Dintis C. Griffith (now deceased) and Doris A. Griffith, and by deed of the Estate of Diane Smart a/k/a Diana Smart dated December 15, 1976, and recorded in said Registry in Book 2170, Page 846. Dintis C. Griffith and Doris A. Griffith acquired the property as joint tenants with the interest of Dintis C. Griffith passing to Doris A. Griffith by operation of law.

Also, another certain lot or parcel of land, together with any improvements thereon, situated on the northerly side of the Ocean Park Road in Saco, York County, Maine, and being more particularly bounded and described as follows:

Beginning at a point on the northerly sideline of the Ocean Park Road, a distance of 10 feet to a point and remaining land of the Biddeford-Saco Elks;

Thence North 39° 17' 45" East along said Elks land and parallel with 10 feet distant from the easterly sideline of said Griffith land a distance of 113 feet to a point;

Thence North 49° 47' West along said Elks land and parallel with and 25 feet distant from the northerly sideline of Griffith land, a distance of 126 feet, more or less, to a point in the easterly sideline of other land of Griffith as described in deed recorded in said Registry in Book 2170, Page 846;

Thence South 50° 02' 16" West along said Griffith land, a distance of 130 feet, more or less, to a point in the northerly sideline of the Ocean Park Road;

Thence southeasterly along said road a distance of 26 feet, more or less, to a point marking the southerly corner of land of Griffith as described in deed recorded in said Registry in Book 1899, Page 204;

Thence North 52° 02' 16" East along said Griffith land, a distance of 105 feet, more or less, to a point;

Thence South 49° 47' East along Griffith land, a distance of 91 feet to a point;

Thence South 39° 17' 45" West along Griffith land, a distance of 88 feet, more or less, to a point in the northerly sideline of the Ocean Park Road which marks the point and place of beginning.

MEANING and INTENDING to convey the same premises conveyed to Plowman Development Group, LLC, Warranty Deed of MRE Realty Holdings, LLC, dated May 31<sup>st</sup>, 2017, recorded June 1<sup>st</sup>, 2017, York County Registry of Deeds, Book 17482, Page 837.