

**WARRANTY DEED  
(Maine Statutory Short Form)**

KNOW ALL PERSONS BY THESE PRESENTS, that I, **Eric Boncore**, of Marblehead, Massachusetts, for consideration paid, GRANT to **Waters Edge Land Development LLC**, a Maine Limited Liability Company of Shapleigh, County of York, State of Maine, with WARRANTY COVENANTS, the land in the Town of Weld, County of Franklin, State of Maine, described as follows:

See Attached Exhibit A

WITNESS, my hand and seal this 8 day of June, 2022

Signed, Sealed and Delivered in the presence of:

Maine Real Estate  
Transfer Tax Paid

\_\_\_\_\_  
WITNESS

Eric Boncore  
Eric Boncore

STATE OF MASS

Essex County, SS.

June 8, 2022

Personally appeared the above named **Eric Boncore** and acknowledged the foregoing instrument to be his free act and deed.

Before Me,

Janice M. Tritto  
Notary Public/Attorney at Law

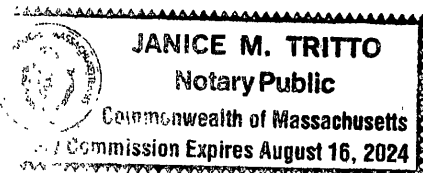


EXHIBIT A

A certain lot or parcel(s) of land on the northerly side of Center Hill Road, so called, in the Town of Weld, County of Franklin, and State of Maine, being bounded and described as follows:

Being Lot #2 on a Plan entitled "Proposed Subdivision Out of Property of Eric Boncore, Weld, Maine, for Eric Boncore" dated November 20, 2021 by Quiet County Land Surveying, 109 Grover Bridge Road, Carthage, Maine, 04224, and approved by the Town of Weld Planning Board December 8, 2021 recorded in the Franklin County Registry of Deeds as Plan Number 6781, to which plan is referenced for a more particular description.

Being a portion of the premises as conveyed to Eric Boncore as recorded in the Franklin County Registry of Deeds in Book 4235, Page 48.

Subject to all conditions, easements, restrictions, and notes on said Plan.

Received  
Franklin County  
Susan A Black  
REGISTER