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WARRANTY DEED

Water's Edge Land Development, LLC, a Maine Limited Liability Company with a mailing address of P.O. Box 62 Shapleigh, ME 04674 for consideration paid, grants to **David Wallace and Elizabeth Wallace** of Paxton, Worcester County, Massachusetts (whose mailing address is 38 Lancelot Drive, Paxton, MA 01612) with Warranty Covenants, as Joint Tenants, the following described real estate:

See "Exhibit A" Attached

For grantor's source of title, reference may be had to a deed from Eric Boncore to the grantor herein, dated April 6, 2022, recorded in Franklin Registry of Deeds, Book 4442, Page 81.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness my hand and seal this 10th day of January, 2023.

WITNESS:

[Signature]
Water's Edge Land Development, LLC
By: Theodore Theriault
Its: Member

STATE OF MAINE
Cumberland, ss

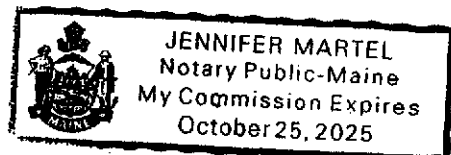
January 6, 2023

Then personally appeared the above-named Theodore Theriault in his said capacity and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said limited liability company.

Before me,

[Signature]
Notary Public/Attorney-at-Law
Commission Expiration:

File No.: 2022-6958



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“Exhibit A”

A certain lot or parcel of land, together with any buildings or improvements thereon, on the northerly side of Center Hill Road, so-called, in the Town of Weld, County of Franklin and State of Maine more particularly described as follows:

Being Lot 1 on a plan entitled "Proposed Subdivision Out of Property of Eric Boncore, Weld, Maine for Eric Boncore" dated November 20, 2021 by Quiet Country Land Surveying, 109 Grover Bridge Road Carthage, ME 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.