

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

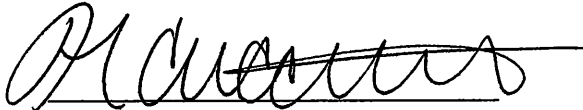
KNOW ALL PERSONS BY THESE PRESENTS, that I, **Eric Boncore**, of Marblehead, Massachusetts, for consideration paid, GRANT to **Waters Edge Land Development LLC**, a Maine Limited Liability Company of Shapleigh, County of York, State of Maine, with WARRANTY COVENANTS, the land in the Town of Weld, County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

See Attached Exhibit A

WITNESS, my hand and seal this 6 day of April, 2022

Signed, Sealed and Delivered in the presence of:

Maine Real Estate
Transfer Tax Paid


WITNESS

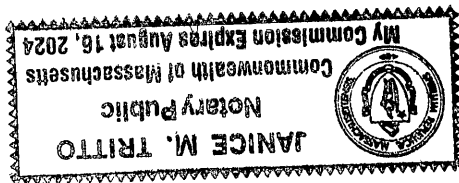

Eric Boncore

STATE OF MASSACHUSETTS

Essex County, SS.

April 6th, 2022

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



Before Me,



Notary Public/Attorney at Law

EXHIBIT A

A certain lot or parcel of land 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.

Being a portion of the premises as conveyed to Eris Bonore 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

*Ret: Janet Choucy
Yorkham, Me. - EWS*