

ERECORDED

Instr # 2022-4326

ATTEST: Stacy L Grant, Waldo Co Registry of Deeds

**DLN: 1002240194314**

**WARRANTY DEED**

Eric Houston Lyerly of Swanville, Waldo County, Maine, for consideration paid, grants to Antonio E. Rivera and Katie S. Rivera of Yuba City, Sutter County, California (whose mailing address is 1506 Greenwich Circle, Yuba City, CA 95993) with Warranty Covenants, as Joint Tenants with Rights of Survivorship the following described real estate:

See "Exhibit A" Attached

For grantors source of title, reference may be had to a deed from Leroy V. Slagle and Cathleen L. Slagle to the grantor herein, dated July 26, 2021, recorded in Waldo Registry of Deeds, Book 4686, Page 61.

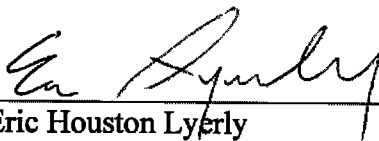
Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

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 17<sup>th</sup> day of May, 2022.

WITNESS:

\_\_\_\_\_

  
Eric Houston Lyerly

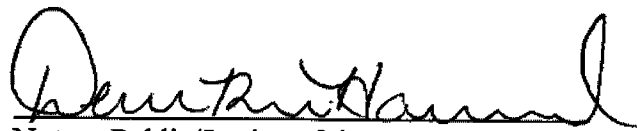
STATE OF MAINE

May 17, 2022

Penobscot, ss

Then personally appeared the above-named Eric Houston Lyerly and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Notary Public/Justice of the Peace

Commission Expiration:

File No.: 2022-1996

**Devin Brown-Hammond**  
Notary Public, State of Maine  
My Commission Expires 10/29/2028

Real Estate Transfer Tax Paid

**“Exhibit A”**

A certain lot or parcel of land, together with any improvements thereon, situated in Swanville, Waldo County, Maine, more particularly described as follows:

Beginning at an iron rebar set in the ground on the westerly sideline of the Stevens Road, so called, the Town of Swanville, Maine, said iron rebar is further defined as marking the northeast corner of lot five (5) as shown on a Final Subdivision Plan of K-T-L Realty Trust Property dated July 12, 1988, by PLISGA & DAY, Land Surveyors and recorded in Plan Book 14, Page 157, at the Waldo County Registry of Deeds; thence North eighty-one degrees, fifty-five minutes, zero seconds West (N 81° 55' 00" W) along the division line of lot four (4) and lot five (5) a distance of eight hundred ninety-nine and eight tenths feet (899.8') to an iron rebar set in the ground marking the northwest corner of said lot five (5); thence South four degrees, twenty-two minutes, zero seconds West (S. 4° 22' 00" W) along the west line of lot five (5) a distance of three hundred and zero tenths feet (300.0') to an iron rebar set in the ground marking the southwest corner of lot five (5); thence South eighty-four degrees, fifty-seven minutes, zero seconds East (S 84° 57' 00" E) along the division line between lot five (5) and lot six (6) a distance of one thousand twenty-nine and five-tenths feet (1029.5') to an iron rebar set on the westerly sideline of the Stevens Road; thence North twenty-three degrees, one minute, fifteen seconds West (N 23° 1' 15" W) along the sideline of the Stevens Road, a distance of two hundred eighty-six and zero tenths feet (286.0') to an iron rebar and the point of beginning.

The within described parcel of land is subject to conditions, restrictions, and easements listed and shown on the above referenced Final Subdivision Plan of K-T-L Realty Trust Property recorded in Plan Book 14, Page 157, at the Waldo County Registry of Deeds.

Bearings referenced herein are oriented to a magnetic north, observation taken by PLISGA & DAY, Land Surveyors, in July 1988.