

DLN: 1002040110888
QUITCLAIM DEED

MAINE REAL ESTATE TAX-Paid

Casey A. Croman of Princeton, Washington County, Maine, for consideration paid, grants to Michael A. Janouski and Jean L. Janouski of Havre de Grace, Harford County, Maryland (whose mailing address is 1693 Mohegan Drive, Havre de Grace, MD 21078) with Quitclaim Covenant, 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 Justin Cox and Lorraine Beal to the grantor herein, dated April 13, 2016, recorded in Washington Registry of Deeds, Book 4248, Page 161.

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 10 day of September, 2020.

WITNESS:

Casey Carr

Casey A. Croman
Casey A. Croman

STATE OF MAINE
WASHINGTON, ss

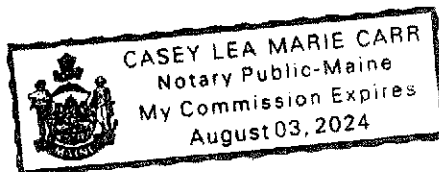
September 10, 2020

Then personally appeared the above-named Casey A. Croman and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Casey Lea Marie Carr
Notary Public/Justice of the Peace
Commission Expiration:

File No.: 2020-5883



“Exhibit A”

A certain lot or parcel of land situated in Princeton, Washington County, Maine, and being lot number 20 on the Subdivision Plan of Lakeside Place, lands of Arnold McLaughlin and Kenneth Wheaton as prepared by Harris Hyman, registered land surveyor, dated October 14, 1986, and recorded in Hanger 2, Slide 57 of the Washington County Registry of Deeds.

Excepting from the above, the lot conveyed by Lorraine Beal to Arnold McLaughlin by deed dated May 16, 2008, of record in the Washington County Registry of Deeds in Book 3410, Page 316.

Further excepting from the above the lot conveyed to the Arnold L. McLaughlin by Lorraine Beal by deed dated May 16, 2008 of record in the Registry recorded in Book 3410 Page 316 to which reference may be made for a more particular description.

Further conveying, a right of way for all purposes of a way, including the installation and maintenance of utilities, above or below ground, in common with the Arnold L. McLaughlin, heirs and assigns, along the fifty (50) foot wide roadway leading westerly from West Street as shown on said Subdivision Plan; together with the right to use the 3.1 acre common area as shown on said Subdivision Plan, subject, however to the conditions and restrictions contained in said deeds.