Receipt # 214448
Bk 5685 PG 444
04/11/2022 01:59:51 PM
Pages 2
DEED
Instr # 5120
Cherri L Crockett Register of Deeds OXFORD COUNTY

WARRANTY DEED
DLN: 1002240189244

KNOW ALL BY THESE PRESENTS, that, **PER ARDUA SURGO CONSTRUCTION & DEVELOPMENT, LLC**, a Maine Limited Liability Company, with a business address of 1025 Roosevelt Trail, Naples, ME 04055, for *consideration paid,* grant to **TIMOTHY H. BOUCHARD AND ELIZABETH S. BOUCHARD**, both individuals, with an address of 757 Applewood Lane, Great Falls, VA 22066, ***with warranty covenants, as joint tenants,*** the real property, with any buildings thereon, located in the Town of Newry, Oxford County and State of Maine, further described as follows:

MAINE REAL ESTATE TRANSFER TAX PAID

A certain lot or parcel of land situated in the Town of Newry, County of Oxford and State of Maine, located on Glades View Avenue, so-called, and being **Lot # 62-2** and more particularly shown on certain plans entitled "Great Brook Preserve" by Main-Land Development Consultants, Inc., recorded July 20, 2006 in the Oxford County Registry of Deeds as Plan File #4015, #4016: amended by Plan File Numbers: 4274, 4275, 4276, 4277 and 4278 recorded on March 7, 2008; amended by Plan #4437 recorded July 18, 2008; amended by Plan File Numbers: 4470, 4471, 4472 and 4473 recorded on December 9, 2008 and further amended by Plan #4493 recorded on March 26, 2009.

This conveyance is made subject to any benefitted by the shared 25 right of way with Lot #62-3 and Lot #62-4 as set forth and shown on the Great Brook Preserve Amended Plan recorded on March 26, 2009 as Plan #4493.

Also conveying a right of way from Route 26 over and across the roadways as shown on said Plans for access to the premises herein conveyed.

This conveyance is subject to the "Declaration of Covenants, Reservations, Restrictions and Easements for Great Brook Preserve at Sunday River," dated September 14, 2006 and recorded in the Oxford County Registry of Deeds in Book 4012, Page 315 and as further amended by First Amendment instrument recorded in Book 4374, Page 226 in the Oxford County Registry of Deeds and Second Amendment instrument recorded in Book 4374, Page 228 of the Oxford County Registry of Deeds

Every lot owner is and shall be a member of the "Great Brook Preserve Association", and be subject to its By-Laws, dated September 14, 2006 and recorded in the Oxford County Registry of Deeds in Book 4012, Page 323.

Excepting and reserving the fee title to the roadways as shown on said Plans, which upon proper election will be conveyed to the Town of Newry or the Great Brook Preserve Association.

The subdivision road shall continue to be used for access to all subsequent phases of the subdivision and the remaining portion of premises acquired by Mainevest, LLC, by deed from Les Bois Carthage, Inc. as described below.

The above-described parcels of land are a portion of the premises as described in the warranty deed from Mainevest, LLC to Per Ardua Surgo Construction & Development, LLC dated July 21, 2020 and recorded in the Oxford County Registry of Deeds in Book 5536, Page 686.

WITNESS my hand and seal this 4TH day of APRIL, 2022.

Per Ardua Construction & Development, LLC

Charles F. Ahern, Manager

STATE/COMMONWEALTH OF MASSACHUSETTS.
COUNTY OF ESSEX.

DATE: APRIL 4TH, 2022

Then personally appeared the above-named Charles F. Ahern, and acknowledged the foregoing instrument to be his free act and deed in his said capacity as Manager of Per Ardua Construction & Development, LLC.

Before me,

AMY M. CALHOUN
Notary Public
Massachusetts
My Commission Expires
May 18, 2023

Amy M. Calhoun
Notary Public/Attorney at Law
Print name: AMY M. CALHOUN
My Commission expires: MAY 18, 2023

Michael T. Steven & Associates
111 Main Street, PO Box 389, Bethel, ME 04217/207-824-2588

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