

DS
NSPL

Doc# 15488
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WARRANTY DEED

Know all Men by these Presents

That I, **TERENCE E. LAWRY**, of St. George, County of Knox, State of Maine

in consideration of ONE DOLLAR AND OTHER VALUABLE CONSIDERATIONS paid by **LIGHTKEEPERS PROPERTIES, LLC**, a limited liability company organized and existing under the laws of the State of Maine

and having a place of business at Rockland, in the County of Knox, and State of Maine

and whose mailing address is P.O. Box 326
Rockland, ME 04841

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said **LIGHTKEEPERS PROPERTIES, LLC**, its successors and assigns forever,

MAINE REAL ESTATE TRANSFER
TAX PAID

A certain lot or parcel of land, together with any buildings thereon, situated on the South side of Park Street, Rockland, County of Knox and State of Maine, and being more particularly bounded and described as follows:

BEGINNING at land now or formerly of Galen Dow; thence easterly by said Park Street a distance of ninety-six (96) feet to stake and stones; thence southerly a distance of sixty-one (61) feet to stake and stones; thence westerly about ninety-seven and one-half (97 1/2) feet, more or less, to line of land of said Dow; thence northerly to Park Street a distance of sixty-eight (68) feet to the place of beginning.

Reference is made to deed from Douglas M. Green and Deborah D. Green to Terence E. Lawry dated September 14, 2004, recorded in the Knox County Registry of Deeds, Book 3294, Page 119.

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To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said LIGHTKEEPERS PROPERTIES, LLC, its successors and assigns, to its and their use and behoof forever.

And I do covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances, that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said Terence E. Lawry, have hereunto set my hand and seal this 18th day of the month of November A.D. 20 04 .

Signed, Sealed and Delivered
In presence of



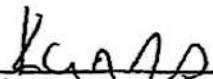
Terence E. Lawry

State of Maine, County of Knox, ss

November 18 , 2004

Then personally appeared the above named Terence M. Lawry and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Attorney at Law/Notary Public

Karen M. Mills
Printed or typed name

My commission expires: 12/15/04

KNOX SS: RECEIVED

Nov 18, 2004
at 02:01:48P
ATTEST: LISA J. SIMMONS
REGISTER OF DEEDS

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Lightkeepers Properties, LLC, Terence Lawry (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 242 Park Street, Rockland, Me 04841

Said contract is further subject to the following terms:

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (check one below):

Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has (check one below):

Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment


(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer _____ Date _____
Buyer _____ Date _____
Buyer _____ Date _____
Buyer _____ Date _____
Agent _____ Date _____

DocuSigned by:
North Star Properties, L.L.C. 5/7/2023
D266583C890E42C
Seller Lightkeepers Properties, LLC Date _____
Seller Terence Lawry Date _____
Seller _____ Date _____
Seller Jaime Fish Connell Date 5-6-2023
Agent Jaime Fish Connell Date _____

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ERA Dawson Bradford Company, 15 Payne Avenue Rockland ME 04841
Jaime Fish Connell

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Park St

