



Instr # 2021-3311

ATTEST: Madelene F. Cole, Knox Co Registry of Deeds

Warranty Deed

DLN: _____

RICHARD A. NIGHTINGALE and MARY R. NIGHTINGALE, of North Port, Sarasota County, Florida, for consideration paid, grant to BRENDA SEEBER, of Camden, Knox County, Maine, with Warranty Covenants, a certain lot or parcel of land, together with the buildings thereon, situated in Rockport, County of Knox, State of Maine, bounded and described as follows:

Lot #9 of the Bay Ridge Subdivision depicted on a survey plan entitled "Bay Ridge Phase IV Subdivision", dated August 13, 2003, and recorded in the Knox County Registry of Deeds in Plan Book 16, Sheet 179, more particularly described as follows:

BEGINNING at an iron rod and cap #1160, 5/8" rebar on the westerly side of Cliffside Drive, also known as Hawthorne Drive, also at the southeasterly corner of Lot #8;

thence South 85° 16' 47" West along Lot #8 four hundred sixty one and one hundredth (461.01) feet to an iron pipe found at the easterly line of land now or formerly of Colin Wentworth (see Knox County Registry of Deeds at Book 1257, Page 216);

thence South 62° 14' 13" East along land other land of Richard Nightingale two hundred fifty two and sixty six hundredths (252.66) feet to an iron rod and cap #1160 rebar at the northwesterly corner of Lot #10 and # 11;

thence South 83° 33' 42" East and along Lot #10 and #11 and crossing through Pond No. 1 to an iron rod and cap #1160, 5/8" rebar at the westerly side of Hawthorne Drive;

thence North 23° 25' 15" West along the westerly side of Hawthorne Drive to an iron rod and cap #1160, 5/8" rebar eighty three and fifty seven hundredths (83.57) feet to an iron rod and cap #1160, 5/8" rebar;

thence along the westerly side of Hawthorne Drive northwesterly on an arc curving to the left, said arc having a radius of one hundred seventy five (175) feet a distance of eighteen and eight tenths (18.8) feet to an iron rod and cap #1160, 5/8" rebar;

thence along the westerly side of Hawthorne Drive North 29° 34' 38" West one hundred fourteen and seventy nine hundredth (114.79) feet to the place of beginning.

REAL ESTATE TRANSFER TAX PAID

The easement for the placement, installation, repair and maintenance of a septic system located on the northerly side of Lot #8 as depicted on the survey plan entitled "Bay Ridge Phase IV Subdivision", dated August 13, 2003, and recorded in the Knox County Registry of Deeds in Plan Book 16, Sheet 179 is **NOT** included in this transfer, even though depicted on the Plan. Any septic system for Lot #9 will be located entirely on Lot #9.

TOGETHER WITH and SUBJECT TO the Declaration of Restricted Covenants, Common Easements, Exceptions and Reservations in Bay Ridge Subdivision, Phase IV which is dated October 10, 2003 and recorded in the Knox County Registry of Deeds at Book 3102, Page 333, as amended by a Notice to Public dated September 16, 2010 and recorded in the Knox County Registry of Deeds at Book 4288, Page 74, and as many be further amended.

SUBJECT TO Site Location Development Orders of the Department of Environmental Protection as recorded in the Knox County Registry of Deeds at Book 3058, Page 275 and Book 3333, Page 249.

SUBJECT TO easements of record.

SUBJECT TO the survey plan entitled "Bay Ridge Phase IV Subdivision", dated August 13, 2003, and recorded in the Knox County Registry of Deeds in Plan Book 16, Sheet 179 and revised as show on the revised plan dated May 26, 2004 and recorded in Plan Book 17, Sheet 191, Plan Book 24, Page 91, and Plan Book 25, Page 38 and as may be further revised.

Being a portion of the land in the deed of William F. Coiley, Jr. and Carol L. Coiley to Mary R. Nightingale dated November 30, 1989 and recorded in Knox County Registry of Deeds, Book 1395, Page 57. Also being a portion of the land in the deed of CRE I Real Estate Corp. to Richard A. Nightingale dated January 30, 1990 and recorded in the Knox County Registry of Deeds at Book 1408, Page 17.

Witness Richard R. Nightingale and Mary A. Nightingale hands and seals this ___ day of February, 2021.

Christopher Morales
Witness

Richard R. Nightingale
Richard R. Nightingale

[Signature]
Witness

Mary A. Nightingale
Mary A. Nightingale


State of Florida
County of Sarasota, ss

February 7, 2021

Then personally appeared the above named Richard R. Nightingale and Mary A. Nightingale and severally acknowledged the foregoing instrument to be their free act and deed.

Before me,

Christopher Morales
Notary Public/Attorney at Law
Printed Name: Christopher Morales
My Commission Expires: 10/12/2024

 Christopher Morales
Notary Public
State of Florida
Comm# HH052599
Expires 10/12/2024