

Initial  
DR

Receipt # 249842	<b>Bk 5898</b>	<b>PG 653</b>
<b>ERECORD</b>	10/02/2025	12:07:54 PM
Instr # 25-12759	Pages 2	DEED
Cherri L Crockett Register of Deeds	OXFORD COUNTY	

**WARRANTY DEED**  
Statutory Short Form

DLN: 3149282

NO REAL ESTATE  
TRANSFER TAX PAID

KNOW ALL BY THESE PRESENTS, That, **Sebago Realty, LLC**, a Maine Limited Liability Company, whose mailing address is **PO Box 1116, Windham, ME 04062**, for consideration paid, grants to **Dustin Roma** whose mailing address is **PO Box 1116, Windham, ME 04062** with Warranty Covenants, the real property in the Town of **Bethel**, County of **Oxford** and State of **Maine**, more particularly described as follows:

A certain lot or parcel of land located on Intervale Road, so called, in the Town of Bethel, County of Oxford, and State of Maine being Lot 6 as depicted and described on a certain plan entitled "Rinaldi Ridge Subdivision" by DM ROMA Consulting Engineers and dated July 9, 2024, as amended, and recorded at the Oxford County Registry of Deeds on July 12, 2024 as document # 5995;

The above-described Lot 6 is hereby conveyed with and burdened by an Access and Utility Easement over Lot 6 and over the area more particularly described below.

A certain easement situated on the easterly side of Intervale Road in the Town of Bethel, County of Oxford, State of Maine being bounded and described as follows:

Beginning on the westerly corner of Lot 6 as shown on the Subdivision Plan of Rinaldi Ridge Subdivision recorded in the Oxford County Registry of Deeds on July 12, 2024 as document # 5995;

Thence N 37° 21' 06" E, by and along the eastern side of Intervale Road, a distance of 56.56 feet;

Thence S 59° 56' 31" E, through Lot 6, a distance of 41.21 feet;

Thence S 3° 38' 25" W, through lot 6, a distance of 74.28 feet to the northern sideline of Lot 5 as shown on the aforementioned Rinaldi Ridge Subdivision Plan;

Thence N 52° 38' 54" W, along the southwesterly sideline of Lot 6, a distance of 82.11 feet to the Point of Beginning;

The easement area contains approximately 3,693 sf.

Bearings are Grid North.

Said Easement is for the benefit of Lot 5

Meaning and intending to convey a portion of the real property described in a deed to Sebago Realty, LLC, by virtue of a deed dated May 3, 2024 and recorded in the Oxford County Registry of Deeds at Book 5809, Page 981.

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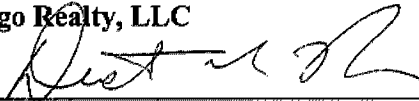
Witness my hand and seal this 29 day of September, 2025.

Witness:

\_\_\_\_\_

Sebago Realty, LLC

By:



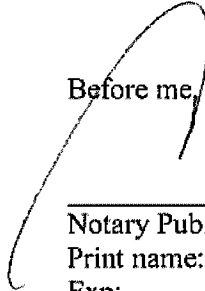
**Dustin Roma; Its Sole Member**

STATE OF MAINE  
COUNTY OF OXFORD

September 29, 2025

Personally appeared on the above date, the above-named **Dustin Roma, sole member of Sebago Realty, LLC**, and acknowledged the foregoing instrument to be his free act and deed, in said capacity, and the free act and deed of **Sebago Realty, LLC**.

Before me,



\_\_\_\_\_

**Christopher J. McLain  
Notary Public, Maine  
My Commission Expires  
November 10, 2026**

Notary Public/Attorney at Law

Print name:

Exp: \_\_\_\_\_