NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 19792 PG 193**
Instr # 2025042813
11/24/2025 08:22:56 AM
Pages 2 YORK CO

Maine R.E. Transfer Tax Paid

DLN: 3384178

WARRANTY DEED
Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS *That* William D. Ogle and Mary Ann Gagnon of PO Box 805, Berwick, ME 03901, for consideration paid grant(s) to **David Milo Fielders, Jr. and Cynthia Fielders**, of 6 Pine Street, Northwood, NH 03261, with **warranty covenants, as joint tenants,** the land in Berwick, County of York and State of Maine described on the attached **EXHIBIT A**:

WITNESS *our/my hand(s) and seal(s) this 21st day of November, 2025.*

Signed, Sealed and Delivered by:

William D. Ogle

Mary Ann Gagnon

STATE OF MAINE November 21, 2025

COUNTY OF YORK

Then personally appeared the above named William D. Ogle and Mary Ann Gagnon and acknowledged the foregoing instrument to be their free act and deed.

Kelly Christian Sullivan NOTARY PUBLIC Exp. March 17, 2029 STATE OF MAINE

Before me,

Notary Public

Printed Name: Kelly Christian Sullivan

My Commission Expires: 03/17/2029

EXHIBIT A

A certain lot or parcel of land, with any improvements thereon, further bounded and described as follows:

Beginning at the southwesterly corner of the herein described premises, said point being located on said Cemetery Road; thence running in a northerly direction by land now or formerly of one Meredith, a distance of 414 feet, more or less, to an iron pin; thence turning and running easterly along a stone wall by land now or formerly of one Fall a distance of 164 feet to an iron pin; thence turning and running southerly along land now or formerly of one Drake a distance of 190 feet, to an iron pin at land conveyed by Dana E. Hall to Robert E. Chandler and Dorothy E. Chandler by Warranty Deed dated December 8, 1980 and recorded in Book 2748, Page 297 of the York County Registry of Deeds; thence turning and proceeding westerly by said land now or formerly of Chandler for a distance of 110 feet to an iron pin; thence turning and proceeding southerly by said land now or formerly of Chandler for a distance of 155 feet to an iron pin set in the apparent northerly margin of Cemetery Road; thence turning and proceeding southwesterly by Cemetery Road for a distance of 80 feet, more or less, to the point of beginning.

Excepting from the above-described premises that parcel of land conveyed to Bruce Chandler by deed of Mary Ann Gagnon, said deed being dated June 20, 1995 and recorded in the York County Registry of Deeds at Book 7447, Page 308.

Together with a drainage easement as set forth in instrument of Bruce W. Chandler to Mary Ann Gagnon dated June 19, 1995 and recorded in the York County Registry of Deeds at Book 7447, Page 309

Subject to an easement in favor of Central Maine Power Company and New England Tel. & Tel. Co., dated December 8, 1993 and recorded in the York County Registry of Deeds at Book 6913, Page 50.

Reference is made to deed from Mary Ann Gagnon dated July 30, 2020 and recorded in the York Registry of Deeds in Book 18326 and Page 362.