NO REAL ESTATE
TRANSFER TAX PAID

BK15612 PGS 298 - 300 01/12/2026 08:26:36 AM
INSTR#: 2026000475 ATTEST: MATTHEW BOUCHER
RECEIVED KENNEBEC SS REGISTER OF DEEDS
eRecorded Document

WARRANTY DEED

DLN: 3546843

John D. Wiggin, having a mailing address of 8 Goldenrod Lane, Sidney, Maine 04330, for consideration paid, GRANTS to **Snow Pond Real Estate LLC**, a Maine Limited Liability Company, duly organized and existing, having a mailing address of 8 Goldenrod Lane, Sidney, Maine 04330, with *Warranty Covenants*, the following described parcels of land:

Property One: Kosta Parcel – Sidney Tax Map 6, Lot 23

A certain lot or parcel of land situate in Sidney, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

On the north by land formerly owned by Barzilla Wood; on the south by land of the late Will Manter, or formerly owned by him; on the east by land of Frank Bailey; and on the west by the Pond Road, so-called.

Also one other lot or parcel of land situate in Sidney, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at a crotched yellow birch tree spotted in several places, and at the northwesterly corner of land in possession of Frank Bailey; thence running westerly parallel with the south line of land formerly owned by William K. Damon straight to the Pond Road; thence southerly by said Pond Road to land formerly owned by the late Bennet Wood; thence easterly by land formerly owned by the Bennett Wood to land in possession of the said Frank Bailey; thence northerly by land in possession of said Bailey to the northwesterly corner of said Bailey lot at the crotched yellow birch tree, at the point begun at and containing sixty (60) acres, more or less.

Excepting that portion conveyed to Camille Bilodeau et al on July 29, 1964, by deed recorded in the Kennebec County Registry of Deeds in Book 1349 Page 40.

Further excepting those premises conveyed by John Wiggin, Trustee for the John Wiggin Rollover IRA to Ralph C. Lane by Warranty Deed dated May 12, 1999 and recorded in the Kennebec County Registry of Deeds in Book 5946, Page 207.

Reference is made to the Plan of Property owned by John Wiggin, Trustee of the John Wiggin Rollover IRA prepared by K&K Land Surveyors, Inc. dated May 1999 and recorded in the Kennebec County Registry of Deeds in Plan File E 99-092.

Being the same premises described in a Warranty Deed from John Wiggin, Trustee for John Wiggin Rollover IRA, Advest Bank and Trust Company, Custodian, to John D. Wiggin dated January 14, 2021, and recorded in the Kennebec County Registry of Deeds in Book 13862, Page 13.

Property Two: Franck Parcel – Sidney Tax Map 6 Lot 24

A lot of land designated on earlier tax maps of the Town of Sidney as Lot #26 of Block 1, said maps on file in the Sidney Assessors' Office. This was formerly referred to under the following description: B. T. Range 3, 100 acres and bounded north by land of Bryant, Wintle and Morse and McAndless; on the east by land of Wintle and Morse, Sturtevant and Lane; on the south by land of M.R. and E. Tilton; on the west by land of N.E. Music Camp Ass'n. and McAndless.

The above described property can also be more particularly described as follows:

Beginning at a shack and stone boulder at the southeast corner bounded and described as follows, to wit:

On the south by land now or formerly of Roland Tilton and Ethel Tilton; on the west by land now or formerly of Roland Tilton and Ethel Tilton and Barzilla A. Wood; on the north by land now or formerly of Charles E. Frost, S. L. Preble; on the east by land now or formerly of Ernest Lewis and Maurice and Alton Bowman to the point of beginning. The said parcel or lot of land containing about 100 acres, more or less, and the said parcel or lot of land being known as the wood lot on the farmland formerly owned by Deneige Jacques and conveyed by her to Melvin Lane.

Being the same premises conveyed to John D. Wiggin by Quitclaim Deed from Susan K. Franck dated May 24, 2014 and recorded in the Kennebec County Registry of Deeds in Book 11692, Page 225.

WITNESS my hand and seal this 9th day of January 2026.

John D. Wiggin

STATE OF MAINE
COUNTY OF KENNEBEC

January 9, 2026

Personally appeared the above-named John D. Wiggin and acknowledged the foregoing to be his free act and deed,

Before me,

Notary Public

Michael F. Phillips, Jr.
Notary Public, State of Maine
Expires July 26, 2030

Printed/Typed Name Exp.