dotloop signature verification: dtlp.us/5lHA-O6Up-QzMq

Part of this Deed. New Description will be made for deed of conveyance from the calls on the survey.

09/29/26 6:33 PM EDT dotloop verified

09/29/26 12:20 PM EDT dotloop verified

Doc#: 4005
Bk: 3484 Pg: 269

QUITCLAIM DEED WITH COVENANT

BARBARA HAYNES FRENCH and MALCOLM A. FRENCH , both of West Enfield, County of Penobscot, State of Maine, for consideration paid, grant to **WILFRED J. DEANE, JR. and TERESA E. DEANE**, of Raymond, County of Cumberland, State of Maine, with **QUITCLAIM COVENANT**, as joint tenants, a certain lot or parcel of land situate in the Town of Buckfield, County of Oxford, State of Maine, more particularly bounded and described as follows:

Beginning at an iron rod set on the easterly sideline of the Old Sumner Road at the northeast corner of land described in a deed to Sarah Pendexter recorded in the Oxford County Registry of Deeds in Volume 2649, Page 232; thence N 78° 51' 15" W along said land of Pendexter a distance of 778.33 feet to a wood post found; thence N 78° 51' 15" W crossing a gravel road, formerly a county road from Buckfield to Sumner, a distance of 72.94 feet to an iron rod set; thence N 78° 51' 15" W a distance of 1031.18 feet to an iron rod set; thence N 34° 41' 30" E along land described in a deed to Nancy E. Bennett recorded in said Registry in Volume 2744, Page 305, a distance of 1237.90 feet to a wood post found; thence S 78° 51' 15 E a distance of 1471.33 feet to an iron rod set on the westerly sideline of the Old Sumner Road; thence S 14° 01' 00" W along the Old Sumner Road a distance of 1024.67 feet; thence S 27° 13' 00" W along the Old Sumner Road a distance of 115.96 feet to the point of beginning, enclosing 44.0 acres. The above described premises purports to contain 44.0 acres, more or less, of land. No warranty or representation is made by the Grantor concerning quantity of acreage.

MAINE REAL ESTATE TRANSFER TAX PAID

The above-described parcel of land is conveyed subject to any existing rights of the public or others to use the gravel road, formerly a county road from Buckfield to Sumner, crossing the above-described parcel of land.

Bearings referenced herein are oriented to a magnetic north observation taken by Plisga & Day, Land Surveyors in the month of September, 2003. This description was prepared by Plisga & Day, Land Surveyors.

For source of title reference is made to a deed from Buckfield Timber, LLC to Barbara Haynes French and Malcolm A. French dated July 25, 2000, recorded in the Oxford County Registry of Deeds in Volume 2843, Page 307.

If applicable the herein conveyed premises are now SUBJECT TO taxation under the provisions of the Tree Growth Tax Law (36 M.R.S.A. §571 et seq.), and said premises are conveyed SUBJECT TO such tax classification. Grantee shall be liable for the payment of any penalty assessed for the withdrawal of any of the herein conveyed premises from taxation under the Tree Growth Tax Law on or after the date hereof.

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A portion of Tax Map and Lot 007-04-16

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Subject to all easements, restrictions or covenants of record.

Grantees' address: 96 Tenney Hill Road, Raymond,

WITNESS our hands and seals this 18th day of February ,2004.
Witness:

Carrie Cram

Carrie Cram

Barbara Haynes French
BARBARA HAYNES FRENCH

Malcolm A. French
MALCOLM A. FRENCH

STATE OF MAINE
County of Penobscot, ss

Date: Feb. 18, 2004

Personally appeared the above-named **BARBARA HAYNES FRENCH** and **MALCOLM A. FRENCH** and acknowledged the foregoing instrument to be their free act and deed.

Before me, Kimberly J. Downs
Name: KIMBERLY J. DOWNS
Notary Public MY COMMISSION EXPIRES JULY 9, 2007
~~Maine Attorney at Law~~

SEAL

Received
Recorded Register of Deeds
Mar 31,2004 09:55:51A
Oxford East County
Jane Rich

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A portion of Tax Map and Lot 007-04-16