dotloop signature verification: dtlp.us/KCnC-PcCn-Xun6

PART OF

Receipt # 189833
Bk 5521 PG 873
05/20/2020 09:57:35 AM
Pages 7
DEED
Instr # 5822
Cherri L Crockett Register of Deeds
OXFORD COUNTY

07/10/25 2:09 PM EDT dotloop verified
07/10/25 2:11 PM EDT dotloop verified

# Warranty Joint Tenancy Deed
**DLN: 1002040095367**

**Know All Men By These Presents:**

That: **A-1 Properties, LLC** a Maine limited liability company having a mailing address of P. O. Box 299, South Paris, County of Oxford and State of Maine 04281

**For Consideration Paid Grants Unto:**

**Wilfred J. Deane, Jr., and Teresa E. Deane** of P. O. Box 100, Buckfield, County of Oxford and State of Maine 04220,

**With Warranty Covenants, as Joint Tenants, the land in Buckfield, County of Oxford and State of Maine, as follows:**

MAINE REAL ESTATE TRANSFER TAX PAID

A certain lot or parcel of land situated in the Town of Buckfield, County of Oxford and State of Maine, as more particularly described in a Quit Claim Deed With Covenant from Keith Allen Real Estate LLC to A-1 Properties, LLC dated August 13th, 2019 and recorded in the Oxford County Registry of Deeds in Book 5474, Page 689 and attached hereto as **Exhibit A.**

**Excepting and reserving** however a 23.2 acre parcel of land (including the fee interest title to two (2) 60 foot wide access easements as shown on a Sketch Plan for A-1 Properties, LLC dated February 20, 2020), all as described in a Proposed Legal Description for "Reserved Lot" A-1 Properties, LLC, Old Sumner Road, Buckfield, Maine, as more particularly described on **Exhibit B** attached hereto.

Being a portion of the premises as described in the above deed from Keith Allen Real Estate LLC to A-1 Properties, LLC dated August 13th, 2019 and recorded in said Registry in Book 5474, Page 689.

**Dated this 14th day of May, 2020**

**A-1 Properties, LLC**

**by: Dale R. Verrill**

**Witness** _____ **Dale R. Verrill, Member**

dotloop signature verification: dtlp.us/KCnC-PcCn-Xun6

**Warranty Joint Tenancy Deed**
**A-1 Properties, LLC to Wilfred J. Deane, Jr. and Teresa E. Deane**

**State of Maine**
**Oxford, ss.** **May 14, 2020**

Then personally appeared the above named Dale R. Verrill, Member of said LLC, and acknowledged the foregoing instrument to be his free act and deed, in his said capacity,

**Before me** _____
~~**Notary Public**~~ **- Attorney at Law**

**Type or print name:** David C. Dow

~~**My Commission Expires:**~~ _____



a-1 properties llc to wilfred & teresa deane-
old sumner rd-buckfield-apr.2020

BK: 5521 PG: 274

dotloop signature verification: dtlp.us/KCnC-PcCn-Xun6

# EXHIBIT A

A certain lot or parcel of land located in the Town of Buckfield, County of Oxford, State of Maine, containing FOUR HUNDRED EIGHTY EIGHT (488) ACRES, more or less, being a portion of the premises located in the Town of Buckfield which were conveyed to Timberlands, Inc., by Florence Foster by deed dated March 30, 1964 and recorded in the Oxford County Registry of Deeds in Book 634 at Page 48, being parcels 49, 51, 52, 53, and 61 as conveyed in said deed. Said lot or parcel of land being known as Buckfield Lot 1 on the land records of Timberlands, Inc. EXCEPT land conveyed by United Timber Corp. to David Jeleski by deed dated March 20, 1991, and recorded in said Registry of Deeds in Book 1791, Page 6.

The above described premises excepting the following Three Exceptions. No warranty or representation is made by the Grantor concerning quantity of acreage.

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.

EXCEPTING the following Three Exceptions from the above described parcel of land:

First Exception: Beginning at the southwest corner of Lot #1 described in the Map File 1357 of the Oxford County Registry of Deeds, the point of beginning being located on the easterly sideline of the Upper Road also known as the Old Sumner Road, said point of beginning being the southwest corner of premises of Brenda J. McMillan, now known as Brenda Beaudoin, and Ronald G. Beaudoin described in the deed dated November 9, 1994, recorded in Volume 2177, Page 99 of the Oxford County Registry of Deeds; thence along the southerly boundary of Beaudoin to the southwest corner of premises of Linda Burke Walker described in deed dated May 8, 1987, recorded in Volume 1477, Page 350 of the Oxford County Registry of Deeds; thence continuing easterly along the southerly boundary of premises of Walker; thence continuing easterly along the southerly boundary of premises of Philip Mark Ames and Lois Elaine Ames described in deed dated April 6, 1990, recorded in Volume 1723, Page 124 of the Oxford County Registry of Deeds to the southeast corner of Ames and the westerly sideline of the Old Railroad Right of Way also known as the Railroad Bed Road and the Maine Central Railroad; thence southerly by and along the Old Railroad Right of Way to premises of Richard L. Smith and Paul A. Smith described in the deed dated November 24, 1986, recorded in Volume 1438, Page 349 of the Oxford County Registry of Deeds; thence northwesterly along the premises of Smith, described in Volume 1438, page 349 recorded in the Oxford County Registry of Deeds; thence continuing northwesterly along premises of Michael E. Gagnon described in deed acknowledged in October 3, 1986, recorded in Volume 1437, Page 195 of the Oxford County Registry of Deeds; thence continuing northwesterly along premises of Robert D. Lipman described in deed dated December 11, 1985, recorded in Volume 1361, page 98 of the Oxford County Registry of Deeds; thence continuing northwesterly along premises of C and M Real Estate Corp. described in deed dated January 5, 1982, recorded in Volume 1146, page 41 of the

dotloop signature verification: dtlp.us/KCnC-PcCn-Xun6

Oxford County Registry of Deeds; thence continuing northwesterly along premises of Douglas P. Arthur and Maryanne M. Arthur described in deed dated June 19, 1985, recorded in Volume 1323, Page 149 of the Oxford County Registry of Deeds; thence continuing northwesterly along premises of Stephen I. Gowell described in deed dated June 11, 1997, recorded in Volume 2443, Page 278 of the Oxford County Registry of Deeds; thence continuing along the northerly line of premises of Michael R. Iveson and Janet Iveson described in deed dated August 31, 1979, recorded in Volume 1049, Page 179 of the Oxford County Registry of Deeds to southeast corner of premises of Michael H. and Kelly S. Newton described in deed dated September 18, 1998, recorded in Volume 2616, Page 125 of the Oxford County Registry of Deeds; thence northerly along the easterly sideline of premises Newton; thence westerly along the northerly line of Newton to the easterly sideline of the Old Sumner Road; thence northerly by and along the easterly sideline of the Old Sumner Road to the point of beginning.

ALSO CONVEYING as part of the First Exception, to the Grantees, Ron's Builders, Inc., its successors and assigns, a non-exclusive easement to be used in common with the Grantors, Barbara Haynes French and Malcolm A. French, their successors and assigns, and others for a right of way for all purposes, including utility services and access to the above described premises. For Grantors' source of title as to this Easement, reference may be had to Confirmatory Easement from Buckfield Timber, LLC to Barbara Haynes French and Malcolm A. French dated August 23, 2001, and recorded in Volume 3001, Page 121 of the Oxford County Registry of Deeds.

The First Exception is the premises described in a deed from Barbara Haynes French and Malcolm A. French to Ron's Builders Inc., dated 2001, recorded in the Oxford County Registry of Deeds in Book 3020, Page 218; and the deed from Barbara Haynes French and Malcolm A. French to Lois E. Ames dated March 12, 2002, recorded in the Oxford County Registry of Deeds in Book 3094, Page 66.

Second Exception: Beginning at an iron rod set on the westerly (incorrectly described as 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.

The above-described Second Exception, 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,

dotloop signature verification: dtlp.us/KCnC-PcCn-Xun6

crossing the above-described parcel of land.

The Second Exception being the same premises described in a deed from Barbara Haynes French and Malcolm A. French to Wilfred J. Deane, Jr. and Teresa E. Deane dated February 18, 2004, recorded in the Oxford County Registry of Deeds in Book 3484, Page 269.

Third Exception: Beginning on the northerly side of the North Buckfield Road at the most southerly corner of land described in a deed to Buckfield Village Corporation recorded in the Oxford County Registry of Deeds in Volume 841, Page 287; thence N 34° 41' 30" E along said land of Buckfield Village Corporation and along land described in a deed to Nancy E. Bennett recorded in said Registry in Volume 2744, Page 305 a distance of 1,008.44 feet to an iron rod set; thence S 78° 51' 15" E a distance of 1,031.18 feet to an iron rod set on the westerly sideline of a gravel road formerly a county road from Buckfield to Sumner; thence S 7° 52' 45" E along said road a distance of 470.98 feet to an iron rod set; thence N 29° 41' 15" W along land described in a deed to Frank M. Adams, et al., Trustees recorded in said Registry in Volume 2610, Page 4 a distance of 355.28 feet to a wood post found; thence S 60° 18' 45" W along said land of Adams, et al., Trustees and along land described in a deed to Ralph W. Huff recorded in said Registry in Volume 2772, Page 155 a distance of 1365.60 feet to an iron rod set on the northerly sideline of the North Buckfield Road; thence N 43° 44' 45" W along the North Buckfield Road a distance of 159.50 feet; thence N 63° 21' 15" W along the North Buckfield Road a distance of 198.82 feet to the point of beginning, enclosing 18.6 acres. The above described premises purports to contain 18.6 acres, more or less, of land. No warranty or representation is made by the Grantor concerning quantity of acreage.

ALSO CONVEYING as a part of the Third Exception, the grantor's interest, if any, in the gravel road, formerly a county road from Buckfield to Sumner, lying southerly of the easterly extension of the northerly line of the above-described parcel of land.

The Third Exception being the premises described in a deed from Barbara Haynes French and Malcolm A. French to Nancy Bennett dated April 8, 2004, recorded in the Oxford County Registry of Deeds in Book 3494, Page 44, and was a conveyance to an abutter, said land abutting land owned by said Nancy E. Bennett as described in said deed recorded in Book 2744, Page 305.

Subject to all easements, restrictions or covenants of record including, without limitation intended, that certain Crossing Rights Agreement between Buckfield Timber, LLC and New River-Franklin, Ltd. dated January 5, 1999 and recorded in the Oxford County Registry of Deeds, Eastern District, in Book 2679, Page 1.

Being the same premises described in a deed from Keith Allen Real Estate, LLC to A-1 Properties, LLC dated August 13, 2019 and recorded at the Oxford County Registry of deeds in Book 5474, Page 689

dotloop signature verification: dtlp.us/KCnC-PcCn-Xun6

EXHIBIT B

"RESERVED LOT"

A-1 Properties, LLC

Old Sumner Road, Buckfield, Maine

Also excepting and reserving the following parcel of land together with two (2) 60-foot wide rights of way all of which is described as follows:

A certain lot or parcel of land with the buildings and improvements thereon, located on the westerly side of the Old Sumner Road, in the Town of Buckfield, County of Oxford, and State of Maine being more particularly bounded and described as follows:

Beginning at a point o the westerly sideline of the Old Sumner Road, said point of beginning being located N 76° 59' 17" W a distance of 5.62 feet from a capped rebar found on the westerly side of the road and the northeast corner of a parcel of land as described in a warranty deed from Barbara Haynes French and Malcolm A. French to Wilfred J. Deane, Jr. And Teresa E. Dean dated February 18, 2004 and recorded in Book 3484, Page 269 O.C.R.D.; Thence from said point of beginning and along the northerly line of the said Deanes N 76° 59' 17 W a distance of 300.00 feet to a capped rebar set;

Thence N 14° 20' 48" E a distance of 900.42 feet to a point in the center of a 60-foot wide appurtenant access and utility easement;

Thence N 14° 20" 48" E a distance of 2087.78 feet to a point in the center of another 60-foot wide appurtenant access and utility easement;

Thence N 14° 20' 48" E a distance of 46.57 feet to a capped rebar set being the northwest corner of the parcel herein described;

Thence S 85° 45' 06" E and along or near in part a stonewall a distance of 300.00 feet to a capped rebar found on the apparent westerly sideline of the said Old Sumner Road, said capped rebar found being the southeast corner of Lot 17B as shown on a plan entitled "2 minor Subdivision Plans, Property of Stephen J. & Doris Comeau" dated 03/04/94 and recorded as Plan File No. 2882 O.C.R.D.;

Thence along the apparent westerly sideline of the said Old Sumner Road by the following seven (7) courses:

S 09° 13' 26" W a distance of 228.72 feet to a point in the center of the second 60-foot wide appurtenant access and utility easement reference above;

Thence, S 09° 13' 26" W a distance of 333.51 feet to a point;

Thence S 11° 30' 20" W a distance of 251.92 feet to a point;

dotloop signature verification: dtlp.us/KCnC-PcCn-Xun6

Thence S 16° 39' 43" W a distance of 753.92 feet to a point;

Thence S 11° 37' 05" W a distance of 92.00 feet to a point in the center of the first 60-foot wide appurtenant access and utility easement referenced above;

Thence S 11° 37' 05" W a distance of 225.21 feet to a point;

Thence, S 16° 23' 24" W a distance of 1199.38 feet to the point of beginning.

ALL CAPPED REBAR SET are ½-inch or ⅝-inch diameter rebar with a plastic cap inscribed K.F. Farrar PLS #2021.

Bearings are based upon Magnetic North, February, 2020;

SUBJECT TO two (2) sixty-foot wide Appurtenant Access and Utility easements both of which are to be used in common with the grantees Wilfred J. Deane, Jr. and Teresa A. Deane and grantor, A-1 Properties, LLC, the centerline locations of each being described as follows:

(1) - Beginning at a point on the apparent westerly sideline of the Old Sumner Road, said point of beginning being N 15° 24' 37" E a distance of 1423.69 feet from a capped rebar found being the northeast corner of Wilfred J. Deane, Jr. and Teresa E. Deane as referenced above, Thence from said point of beginning S 37° 43' 10" W a distance of 146.72 feet to a point;

Thence S 43° 45' 41" W a distance of 280.34 feet to a point;

Thence S 56° 19' 15" W a distance of 203.47 feet to a point on the westerly line of the above described parcel of land, said point being N 14° 20' 48" E a distance of 900.42 feet from a capped rebar set being the southwest corner of the above described parcel of land.

(2) - Beginning at a point on the apparent westerly sideline of the said Old Sumner Road, said point of beginning being S 09° 12' 26" w a distance of 228.72 feet from a capped rebar found at the southeast corner of Lot 17B as shown on a plan entitled "2 minor Subdivision Plans, Property of Stephen J. & Doris Comeau" dated 03/04/94 and recorded as Plan File No. 2882 O.C.R.D., Thence from said point of beginning N 68° 37' 29" W a distance of 57.02 feet to a point;

Thence N 47° 58' 04" W a distance of 200.57 feet to a point;

Thence N 56° 24' 36" W a distance of 86.40 feet to a point on the westerly line of the above described parcel of land, said point being S 14° 20' 48" W a distance of 46.57 feet from a capped rebar set being the northwest corner of the above described parcel of land;

The northerly and southerly sidelines of the above described center-lines are to lie 30.00 feet from as measured perpendicular to and run parallel with the center-lines. The northerly and southerly sidelines are to be extended or contracted as necessary to intersect the westerly sideline of the above described parcel of land and the apparent westerly sideline of the said Old Sumner Road.

Being a portion of the premises described in a deed from Keith Allen Real Estate, LLC to A-1 Properties, LLC dated August 13, 2019 and recorded at the Oxford County Registry of deeds in Book 5474, Page 689