Receipt # 76211
Bk 6312 PG 155
01/30/2026 11:15:31 AM
Pages 2
Instr # 121563
Rebecca S. Wotton Lincoln County Registry of Deeds

DLN: 3500938

WARRANTY DEED
STATUTORY SHORT FORM
TITLE 33, §775

TYLER J. REED, of Woolwich, County of Sagadahoc and State of Maine, for consideration paid, grants to **DAVIS B. CARVER,** of Bath, County of Sagadahoc and State of Maine, with **Warranty Covenants**, a certain lot or parcel of land, together with any buildings thereon, situated in Jefferson, County of Lincoln and State of Maine, more fully described in Exhibit A, attached hereto and made a part hereof.

WITNESS my hand and seal on January 30, 2026.

Tyler J. Reed

STATE OF MAINE
CUMBERLAND, ss.

January 30, 2026

Personally appeared the above-named **TYLER J. REED** and acknowledged the above instrument to be his free act and deed.

Before me,

John T. Voorhees, Jr., Attorney-at-Law

JOHN T. VOORHEES, JR.
Attorney-at-Law/Notary Public
My Commission does not expire

MAINE REAL ESTATE TRANSFER TAX PAID

EXHIBIT A

26-0006

BEGINNING at a ¾ inch iron pin set with PLS cap #2310 on the Westerly side of Fowles Road, so called, as shown on a plan entitled, "Survey for Joshua S. Kirkland, Town of Jefferson, County of Lincoln, State of Maine, dated May 20, 2009" by J. H. Mathieson Surveying to be recorded; THENCE N 36° 24' 09" W a distance of 55.51 feet along said Fowles Road to a ¾ inch iron pin set (PLS #2310); THENCE Westerly and Northerly along said Fowles Road to a ¾ inch iron pin set (PLS #2310) at land now or formerly of Joy M. Bancroft and Diane E. Croy; THENCE S 27° 56' 47" W a distance of 455.33 feet to a ¾ inch iron pin set (PLS #2310); THENCE S 83° 42' 42" W a distance of 157.85 feet to a ¾ inch iron pin set (PLS #2310) near a maple tree at the corner bound of land now or formerly of Merrill Bailey; THENCE S 60° 02' 17" E a distance of 1571.34 feet along said Bailey to a ¾ inch iron pin set (PLS #2310) near a pine tree; THENCE N 52° 07' 43" E a distance of 536.25 feet along said Bailey to a ¾ inch iron pin set (PLS #2310); THENCE N 14° 51' 14" E a distance of 426.42 feet to a ¾ inch iron pin set (PLS #2310) at the point of beginning, said final call delineating the "Proposed Line Agreement" as shown on said Plan.

AND ALSO:

BEGINNING at a ¾" iron pin set with PLS cap #2310 on the Westerly side of Fowles Road, so called, as shown on a plan entitled, "Survey for Joshua S. Kirkland, Town of Jefferson, County of Lincoln, State of Maine, dated May 20, 2009" by J. H. Mathieson Surveying to be recorded; THENCE in a Southeasterly direction along said Fowles Road to the Northwesterly side of County Road; THENCE in a southwesterly direction along said County Road to a point; THENCE on a course N 58° 52' 17" W to a ¾ inch iron pin set (PLS #2310) as shown on a plan entitled, "Survey for Joshua S. Kirkland, Town of Jefferson, County of Lincoln, State of Maine, dated May 20, 2009" by J. H. Mathieson Surveying to be recorded; THENCE N 14° 51' 14" E a distance of 426.42 feet to a ¾ inch iron pin set (PLS #2310) at the point of beginning. This final call delineating the "Proposed Line Agreement" as shown on said Plan.

Being the same premises conveyed to Tyler J. Reed by deed recorded in the Lincoln County Registry of Deeds in Book 5856, Page 232.