WARRANTY DEED

Gerald Bates, of 1046 Cohannet Street, Taunton, Bristol County, Massachusetts 02780

For consideration paid, grant unto:

Gerald Bates and Jade Holly Bates, Trustees of the Glass Mountain Revocable Trust, of 1046 Cohannet Street, Taunton, Bristol County, Massachusetts 02780

With Warranty Covenants the land in Rumford, Oxford County, State of Maine, described as follows:

A certain lot or parcel of land situated in the Town of Rumford, County of Oxford and State of Maine, bounded and described as follows:

Being Lot #1 on a Plan entitled Boundary Survey & Lot Division for Lloyd L. Poland by Belding Survey, LLC recorded January 17, 2007 Oxford County Registry of Deeds File #4079.

NO REAL ESTATE TRANSFER TAX PAID

This parcel is conveyed subject to the use restriction that there will be no further division of the premises for five (5) years and one (1) day from the recording of Deed recorded with Oxford County Registry of Deeds, Book 5145, Page 29.

Also conveying rights of way for pedestrian and vehicular travel (to include recreational vehicles such as all terrain vehicles and snowmobiles), and utilities, 50 feet in width, as shown on a Plan recorded Oxford County Registry of Deeds File #3843 and as shown on the aforementioned Plan, with access to be solely from Andover Road. The aforesaid 50 foot rights of way are subject to the same specified use by others who will be conveyed the lots shown on the aforementioned Plan, including Lloyd L. Poland, who reserved the same specified use of said rights of way for the benefit of all lots shown on said Plans, for the benefit of adjacent parcels he later acquired (Oxford County Registry of Deeds Book 3732, Page 84; Book 3737, Page 202; and Book 3999, Page 194) and for the benefit of any other adjoining parcels he may subsequently acquire. Also excepting and reserving unto Lloyd L. Poland the right to access and maintain the existing "ITS" snowmobile trail which currently crosses some of the rights of way shown on the Plans.

Each parcel owner agrees to become a member of the road associations to be established for the maintenance of the roadways depicted on the aforementioned Plans. Each parcel owner shall share equally in the maintenance and repair of said roadways, which shall be limited to routine repairs and maintenance. Any parcel owner causing damage to a roadway shown on said Plan shall be solely responsible for immediately returning the roadway to its prior condition.

Being the premises described in a Warranty Deed from Lloyd L. Poland and David H. Libby, Jr., dated August 4, 2014 and recorded with the Oxford County Registry of Deeds on August 5, 2014, in Book 5145, Page 29.

Witness my hand and seal this 16th day of September, 2016.

Gerald Bates

COMMONWEALTH OF MASSACHUSETTS

PLYMOUTH, SS. SEPTEMBER 16, 2015

On this 16th day of September, 2015, before me, the undersigned notary public, personally appeared Gerald Bates, and proved to me through satisfactory evidence of identification, which was MA driver's license, to be the person whose name is signed on the attached Quitclaim Deed, and acknowledged to me that he signed it voluntarily and for its stated purpose.

Richard C. Dailey
Notary Public
My commission expires: 6/30/2017

RICHARD C. DAILEY
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES 6-30-2017

Recorded: Oxford East County 10/13/2016 10:14:29 AM
Patricia A Shearman Register of Deeds