BK15518 PGS 24 - 27 10/07/2025 08:52:28 AM
INSTR#: 2025022249 ATTEST: MATTHEW BOUCHER
RECEIVED KENNEBEC SS REGISTER OF DEEDS
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QUITCLAIM DEED

MAINE REAL ESTATE TRANSFER TAX PAID

Jon C. Read of South China, Kennebec County, Maine, for consideration paid, grants to **Kyle Gallant** and **Jayden Bearor** of Belgrade, Kennebec County, Maine (whose mailing address is 30 Jenney Lane, Belgrade, ME 04917), with Warranty Covenants, as joint tenants, the following described real estate:

See "Exhibit A" Attached

For grantor's source of title, reference may be had to a deed from Joel Wing Tripp dated June 8, 2022, and recorded in the Kennebec **County** Registry of Deeds in Book 14476, Page 146.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S. sec. 558.

WITNESS my hand and seal this 2 day of October, 2025.

Witness

Jon C. Read

STATE OF MAINE
Kennebec, ss

October 2, 2025

Personally appeared before me the above-named **Jon C. Read** and acknowledged the foregoing instrument to be his free act and deed.

Notary Public/Justice of the Peace
Commission Expiration:

SAMANTHA K. DAVIS
Notary Public - Maine
My Commission Expires
September 26, 2031

File No.: 2025-3468

File No: 2025-3468

"Exhibit A"

PARCEL ONE:

A certain lot or parcel of land situated westerly of, but not adjacent to the Location Road, so-called, in the Town of Belgrade, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning in the southerly line of the land conveyed to Richard C. Glaster et al. (hereafter the "Glaster lot") by deed dated February 25, 2002 and recorded in the Kennebec County Registry of Deeds (hereafter "the Kennebec Registry") Book 6837, Page 227 at the thread of a small brook and at the northwesterly corner of the land conveyed to Jaime R. Vogel (hereafter "the Jaime Vogel lot") by deed dated October 24, 2013 and recorded in the Kennebec Registry Book 11552, Page 142 ; thence by the following courses and distances, to wit:

1) In a general southerly direction along the thread of said brook and along the westerly line of the Jaime Vogel lot, a distance of Two Hundred Ten (210) feet, more or less, to a point located One Hundred Ninety-five and 77/ 100ths (195.77) feet at right angles to the southerly line of the Glaster lot; thence

2) Westerly along a line parallel to the southerly line of the Glaster lot far enough west so that a line running northerly at right angles to the southerly line of the Glaster lot will encompass one (1) acre of land, the length of the line called in this paragraph is by approximation Two Hundred Twenty (120) feet, more or less; thence

3) Northerly along a line at right angles to both the southerly line of the Glsster lot and the line described in Paragraph 2 above, a distance of One Hundred Ninety-five and 77/100ths (195.77) feet to the southerly line of the Glaster; thence

4) Easterly along the southerly line of the Glaster lot to the point of beginning, the length of the line called in this
paragraph is by approximation Two Hundred Thirty (230) feet, more or less.

Also hereby conveying an easement, in common with others, for all purposes of a right of way including, without limitation, ingress and egress by foot or vehicle and the installation and maintenance of utility services (as defined in 33 M.R.S.A.§(2)(B)) in, on, over or under the premises running westerly from Location Road across land of Mary J. Vogel et al. and Jaime R. Vogel shown as Right of Way Parcels "A," "B," "C," and "D" on the plat of survey, entitled, "Plan of Land Owned by the Personal Representative of the Estate of Marjorie A. Tripp," dated May 2013 and recorded in the Kennebec County Registry of Deeds Plan File # 2013-0069. See right of way granted by easement deed recorded in the Kennebec Registry Book 11552, Page 140 and right of way reserved in the deed recorded in the Kennebec Registry Book 11552, Page 142.

Also hereby conveying two Sixty-six (66) foot wide easements, in common with others, for all purposes of a right of way including, without limitation, ingress and egress by foot or vehicle and the installation and maintenance of utility services (as defined in 33 M.R.S.A.§ 458(2)(B)) in, on, over or under first, the premises centered in the farm road running westerly from the brook at the

terminus of the rights of way described above and second, to be located where practicable, running northerly from said farm road to the above described premises.

Excepting and reserving to James Kevin Vogel, Personal Representative of the Estate of Marjorie A. Tripp for the benefit of the remaining land of the Estate of Marjorie A. Tripp described in the deeds recorded in the Kennebec Registry Book 1503, Page 455 and Book 1873, Page 49 an easement for all purposes of a right of way including, without limitation, ingress and egress by foot or vehicle and the installation and maintenance of utility services (as defined in 33 M.R.S.A.§ 458(2)(B)) in, on, over or under any part of the Sixty-six (66) foot wide right of way centered on the farm road described in the paragraph above which is within the limits of premises herein conveyed.

Meaning and intending to convey a portion of the third parcel described in the deed from Robert J. Tribou and Victoria T. Ames, f/k/a Victoria T. Tribou to Jack F. Vogel and Marjorie A. Vogel dated September 1969, recorded in the Kennebec County Registry of Deeds Book 1503, Page 455 and the deed from Jack A. Vogel to Marjorie A. Vogel, dated September 18, 1969, recorded in the Kennebec County Registry of Deeds Book 1873, Page 49. Marjorie A. Vogel later became known as Marjorie A. Tripp. See Certificate and Abstract of Probate for the Estate of Marjorie A. Tripp recorded in the Kennebec County Registry of Deeds Book 11138, Page 45

PARCEL TWO:

A certain lot or parcel of land situated westerly of, but not adjacent to the Location Road, so-called, in the Town of Belgrade, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning in the southerly line of the land conveyed to Richard C. Glaster et al. (hereafter the "Glaster lot") by deed dated February 25, 2002 and recorded in the Kennebec County Registry of Deeds (hereafter "the Kennebec Registry") Book 6837, Page 227 at the northwesterly corner of the land conveyed to Mary Nellie Vogel Read (hereafter "the Read lot") by deed of even date with these presents and to be recorded herewith; thence by the following courses and distances to wit:

1) Southerly at right angles to the southerly line of the Glaster lot along the westerly line of the Read lot, a distance of One Hundred Ninety-five and 77/100ths (195.77) feet to the southwesterly corner of the Read lot; thence

2) Easterly along the southerly line of the Read lot to the northwesterly corner of the land conveyed to Darren Vogel (hereafter "the Darren Vogel lot") by deed of even date with these presents and to be recorded herewith, the length of the line called in this paragraph is by approximation One Hundred Ninety-seven (197) feet, more or less; thence

3) Southerly along westerly line of the Darren Vogel lot to the northerly line of the land conveyed to Mary J. Vogel et al. (hereafter "the Mary Vogel lot") by deed dated November 12, 2003 and recorded in the Kennebec Registry Book 7730, Page 300, the length of the line called in this paragraph is by approximation One Hundred Eighty-seven (187) feet, more or less; thence

4) Westerly along the northerly line of the Mary Vogel lot to the thread of Meadow Brook, the length of the line called in this paragraph is by approximation Nine Hundred Sixty (960) feet, more or less; thence

5) In a general northerly direction along the thread of Meadow Brook to the southwesterly corner of the Glaster lot, the meander distance along the thread of Meadow Brook is unknown and the direct line distance is by approximation Three Hundred Eighty (380) feet, more or less; thence

6) Easterly along the southerly line of the Glaster lot to the point of beginning, the length of the line called in this paragraph is by approximation Seven Hundred Fifty (750) feet, more or less.

Also hereby conveying an easement, in common with others, for all purposes of a right of way including, without limitation, ingress and egress by foot or vehicle and the installation and maintenance of utility services (as defined in 33 M.R.S.A.§ 458(2)(B)) in, on, over or under the premises running westerly from Location Road across land of Mary J. Vogel et al. and Jaime R. Vogel shown as Right of way Parcels "A," "B," "C," and "D" on the plat of survey, entitled, "Plan of Land Owned by the Personal Representative of the Estate of Marjorie A. Tripp," dated May 2013 and recorded in the Kennebec County Registry of Deed a Plan File # 2013-0069. Sec right of way granted by easement deed recorded in the Kennebec Registry Book 11552, Page 140 and right of way reserved in the deed recorded in the Kennebec Registry Book 11552, Page 142.

Also hereby conveying a Sixty-six (66) foot wide easement, in common with others, for all purposes of a right of way including, without limitation, ingress and egress by foot or vehicle and the installation and maintenance of utility service: (as defined in 33 M.R.S.A§ 458(2)(B)) in, on, over or under the premises centered in the farm road running westerly from the brook at the terminus of the rights of way described above to the above described premises.