Recorded: 9/1/2017 10:32:46 AM
Jean Watson Register of Deeds
Oxford West County

MAINE REAL ESTATE TRANSFER TAX PAID

Doc # 81525

Return to:

Jeffrey W. Libby and Carolyn G. Libby
3 Abbey Road
Fryeburg, ME 04037

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That **Almond A. Osgood Jr.**, of 27 Kingman Ct. , Epping, NH 03042, for consideration paid, grant to **Jeffrey W. Libby and Carolyn G. Libby**, of 28 1/2 Blackwater Road , Somersworth, NH 03878, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

SEE ATTACHED EXHIBIT A.

MEANING and INTENDING to describe and convey a portion of the premises conveyed to the grantors herein by deed of Grover & Oswood Builders, LLC, dated 9/22/2007 and recorded at Book 539, Page 337 in the Oxford County Registry of Deeds. See also deed of Mark R. Grover of near or even date recorded herewith.

Executed this 28th day of August, 2017

Almond A. Osgood Jr.

State of ~~Maine~~ New Hampshire
County of ~~Oxford~~ CARROLL 8/28/2017.

Then personally appeared before me the said Almond A. Osgood Jr. and acknowledged the foregoing to be his voluntary act and deed.

KIM A. BERTHOLET
MY COMMISSION EXPIRES APRIL 6, 2021
NOTARY PUBLIC
NEW HAMPSHIRE

Notary Public/~~Attorney at Law~~
Commission expiration: 4/6/2021

EXHIBIT A

A certain lot or parcel of land together with appurtenances thereto located in **Fryeburg, Oxford County, Maine** adjacent to and westerly of 113 being the road leading from Fryeburg, to Lovell and being more particularly bounded and described as follows:

Lot #6 as depicted on plan entitled "River Bend Estates, 'Land of Robert J. Rose & Heidi Root, Town of Fryeburg", surveyed and drawn by Bliss & Associates, Inc. Dated February 4, 2004 and revised April 27, 2005 as recorded in Oxford County registry of deeds at Plan Book 16, Page 5 on June 31, 2005 and to which reference made be had for a more complete description of the same as set forth at length hereunder.

Access to and from said lots shall be via Abbey Road only. There is saved, excepted and reserved a common right of way and easement over along Abbey Road for said Lots #4, #5, #6 and each shall have no direct access unto said public Route 5 other than via Abbey Road pursuant to the below reference declaration.

Lot #6 is a lot within the common scheme for River Bend Estates and shall hereafter be held as a part of said subdivision. The within Lot #6 shall hereafter be held and used subject to and with the benefit of the common easements, rights, restrictions and covenants as set forth under declaration of covenants, restrictions and easements for River Bend Estates dated August 24, 2005 and recorded in said Registry on September 19, 2005 at Book 502, Page 380, and to which reference may be had as though incorporated herein and which shall hereafter bind said Lot #6 and the heirs and assigns of the owners thereof.