

Receipt # 211548



Instr # 611

Cherri L Crockett Register of Deeds

Bk 5666 PG 733

01/12/2022 02:33:54 PM

Pages 2

DEED

OXFORD COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT that WILLIAM IRVING of 16 Bloomfield Street, Lexington, Middlesex County, Massachusetts 02421 for nominal consideration paid, grant to **William Irving, Trustee of the 74 Diamond Drive Realty Trust** under Declaration of Trust dated, January 10, 2022 and recorded herewith, with a mailing address of 16 Bloomfield Street, Lexington, Middlesex County, Massachusetts 02421 with WARRANTY COVENANTS. The following:

My fifty (50%) interest as a tenant in common in a certain lot or parcel of land situated at Moose Pond, in Denmark, County of Oxford and State of Maine and being depicted as Lot 2 on plan entitled "Leonard Vigeant, Moose Pond, Denmark, Maine" dated February 11, 2000, thereon bounded and described as follows:

Beginning at a rebar set on the assumed westerly sideline of a 50' right of way leading To Route 160, at the southerly most corner of Lot 1 depicted on the aforesaid Plan and the Easterly most corner of the herein conveyed parcel of land; thence running North 52 degrees 18'29" West by and along said Lot 1 a distance of 387.21 feet to a rebar set on the shore of Moose Pond; thence continuing on the course to the mean low water mark of Moose Pond; thence turning and running in a southwesterly direction by and along the mean low water mark of Moose Pond and continuing along the mean low water mark of Moose Pond in a southerly and then in a southwesterly direction to a point on a course of South 29 degrees 14' 16: West from a rebar found on the assumed westerly sideline of said 50' right of way; thence turning and running North 29 degrees 14'16" East to said rebar found on the assumed westerly sideline of said 50' right of way; thence continuing on the same course by and along the assumed westerly sideline of said right of way a distance of 331.13 feet to a rebar set being the point and place of beginning. Said Parcel of and containing 2.56 acres, more or less, according to said Plan.

From time to time when the water level of Moose Pond is raised above the level of the natural low water mark (i.e. the shore), certain sections of the premises herein conveyed appear as islands because the flowage of water in low lying sections of the premises being conveyed.

NO REAL ESTATE
TRANSFER TAX PAID

This conveyance without limitation includes said island or islands and all of the property the Grantor owns to the said natural mean low water mark.

Together with a right of way in common with others for all purposes of ingress and egress, including the installation and maintenance of above ground and subsurface utilities, over and across the aforementioned 50' right of way leading to Route 160.

Meaning and intending to describe and convey 50% of the premises, as a tenant in Common, of the premises conveyed by Warranty Deed of Thomas M. Conroy and Melissa D. Conroy to Robert Barnes, Trustee of the Raymar Realty Trust and William Irving by deed dated July 2, 2021 and recorded with the Oxford County Registry of Deeds at Book 5622, Page 63.

The above described premises is not Homestead property of the Grantor.

Executed the 10th day of January, 2022

Will Irving
William Irving

Commonwealth of Massachusetts

Middlesex, ss.

January 10th, 2022

The foregoing instrument was acknowledged before me the 10th day of January, 2022 by William Irving known to me or satisfactorily proven by photo identification to be the person whose name is subscribed to the foregoing instrument and acknowledged to that he executed the same for the purposes therein contained.

Paul M. Colella
Paul M. Colella, Notary public
My Commission expires on November 25, 2022

