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Receipt # 205104	
ERECORD	Bk 5622 PG 63
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	Pages 3
	DEED
Instr # 11385	
Cherri L Crockett Register of Deeds	OXFORD COUNTY

The space above this line is reserved for recording information

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that **THOMAS M. CONROY** and **MELISSA D. CONROY**, husband and wife, both with a mailing address of 11 Windsor Circle, Franklin, Massachusetts 02038, for consideration paid, grant to **ROBERT BARNES as Trustee of the RAYMAR REALTY TRUST**, with a mailing address of P.O. Box 919, Intervale, New Hampshire, 03845 and **WILLIAM IRVING**, having a mailing address of 37 Pendexter Woods Road, Bartlett, New Hampshire 03812, as tenants in common, with WARRANTY COVENANTS, the following:

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 southeasterly 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 50' right of way a distance of 331.13 feet to a rebar set being the point and place of beginning. Said parcel of land 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 eater mark, (i.e. the shore), certain sections of the premises herein conveyed appear as islands because of the flowage of water in low lying sections of the premises being conveyed.

MAINE REAL ESTATE
TRANSFER TAX PAID

This conveyance without limitation includes said island or islands and all of the property the grantor owns to 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 those premises conveyed by Warranty Deed of Leonard A. Vigean to the Grantors herein dated September 19, 2002 and recorded at the Oxford County Registry of Deeds at Book 440, Page 160.

The above described is not homestead property of the grantors.

EXECUTED, this 2 day of July, 2021.

Thomas M. Conroy
Thomas M. Conroy
Melissa D. Conroy
Melissa D. Conroy

STATE OF Maine

COUNTY OF Cumberland

The foregoing instrument was acknowledged before me this 2 day of July, 2021 by Thomas M. Conroy and Melissa D. Conroy known to me or satisfactorily proven by photo identification to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

Danielle Davis
Notary Public/Justice of the Peace

Printed Name: Danielle Davis

My Commission Expires: _____

