Receipt # 251600

Bk 4790 PG 64
Instr # 2025-8666
12/05/2025 08:40:22 AM
Pages 2

Susan A. Black, Register of Deeds
Franklin County

No Transfer Tax

# QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT, **Evy Rangel** of Livermore Falls, State of Maine, for valuable consideration paid, the receipt and sufficiency whereof is hereby acknowledged, hereby GRANT(S) unto **Frank Rangel,** having a mailing address of 106 East Dixfield Road, Dixfield, ME 04224, with QUITCLAIM COVENANT, the land with any buildings thereon, situated in Jay, County of Franklin and State of Maine, described as follows:

**PROPERTY DESCRIBED IN "EXHIBIT A"**
**ATTACHED HERETO AND MADE A PART HEREOF**

Meaning and intending to convey the same premises conveyed to Frank Rangel and Evy Rangel by virute of a deed from Jay R. Couture and Jo Ellen Couture dated July 20, 2021 and recorded in the Franklin County Registry of Deeds in Book 4348, Page 256.

Witness my hand and seal this 4th day of December 2025.

Witness

Evy Rangel

State of Maine
County of Kennebec

December 4, 2025

Personally appeared before me the above named **Evy Rangel** who acknowledged the foregoing instrument to be her free act and deed.

Before me,

Notary Public / Attorney at Law
Printed Name:
My Comm. Exp:

KAYLA FREDETTE
Notary Public-Maine
My Commission Expires
September 16, 2029

EXHIBIT A

A certain lot or parcel of land in Jay, County of Franklin and State of Maine more particularly described as follows:

Beginning at a point where the county line between Oxford County and Franklin County crosses State Highway No. 17; thence southwesterly along the county line being also the town line between the towns of Dixfield and Jay and the property line of land owned or occupied by Lester Collidge to a corner; thence easterly along line of land formerly owned or occupied by Raymond Greenleaf the line being marked by spotted trees and the remains of a wire fence to a corner; thence northeasterly along line of land owned or occupied by Philip Wright, the line being marked by a wire fence to State Highway No. 17; thence northwesterly on the highway to the point of beginning, containing sixty-five (65) acres, more or less.

***The preparer of this deed conducted no title search and acted as scrivener only.***