WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **Stephen L. Coulombe** of **16 Windward Drive, Newburyport, Massachusetts,** for consideration paid, grants to **Jonathan W. Rich** of **1 Ramona Way, Wenham, Massachusetts,** with WARRANTY COVENANTS, the premises in the **Town** of **Bethel,** County of **Oxford** and State of Maine, being more particularly described in Exhibit A attached hereto and made a part hereof.

IN WITNESS WHEREOF, the said **Stephen L. Coulombe** has caused this instrument to be signed this 6 day of April, 2015.

Stephen L. Coulombe

Witness

MAINE REAL ESTATE TRANSFER TAX PAID

State of Massachusetts
County of Suffolk

Then personally appeared before me this 6th day of **April** , **2015** the said **Stephen L. Coulombe** and acknowledged the foregoing to be his voluntary act and deed.

Notary Public
Commission Expiration: _____

Maria L. Dillon
Notary Public
Commonwealth of Massachusetts
My Commission Expires: September 22, 2017

File Number: 15-0629

EXHIBIT "A"

LEGAL DESCRIPTION

A certain lot or parcel of land with the buildings thereon situated on the westerly side of Grandview Road, so-called, in the Town of Bethel, County of Oxford, State of Maine being more particularly bounded and described as follows:

Beginning at a point on the apparent southerly right-of-way limit of Intervale Road so-called, at the northeasterly corner of land now or formerly of Dorothy Johnson (Book 1516, Page 213). Said point also being located South 27 degrees, 33 minutes West a distance of about forty-eight (48) feet from the intersection of the northerly extension of the centerline of said Grandview Road with the centerline of the traveled way of said Intervale Road, so-called.

Thence from the Point of Beginning South 15 degrees, 56 minutes 43 seconds East along land now or formerly of Dorothy Johnson (Book 1516, Page 213) a distance of ninety and fifty-nine hundredths (90.59) feet to a 5/8-inch rebar set in the center of a small brook.

Thence in a southwesterly direction along the centerline of said brook and land now or formerly of Dorothy Johnson (Book 1516, Page 213) to a point marked by a 5/8-inch rebar set in the center of said brook and near the edge of the traveled way of the Abe Merrill Road, so-called. This point being located South 46 degrees, 15 minutes 49 seconds West a distance of two hundred forty-four and zero hundredths (244.00) feet from the last-described 5/8-inch rebar.

Thence South 79 degrees, 17 minutes 43 seconds West a distance of fifteen and zero hundredths (15.00) feet to a point in the apparent centerline of said Abe Merrill Road.

Thence South 10 degrees, 42 minutes 46 seconds East along the apparent centerline of said Abe Merrill Road and along land now or formerly of Paula Ryder (Book 1511, Page 78) a distance of sixty and sixty-three hundredths (60.63) feet to a point.

Thence in a general southerly direction along the apparent centerline of said Abe Merrill Road and along land now or formerly of Paula Ryder (Book 1511, Page 78) and along land now or formerly of Ralph & Nancy Johnson (Book 3141, Page 151) a distance of about six hundred and eighteen (618) feet to a point.

Thence North 75 degrees, 42 minutes 35 seconds East along land now or formerly of Nina Millicone (Book 3412, Page 46) a distance of twenty-five and seventy-four hundredths (25.74) feet to a wood post found set in stones. Said wood post being located South 20 degrees, 04 minutes 32 seconds East a distance of six hundred forty-four and seventy-three hundredths (644.73) feet from the last-mentioned rebar set.

Thence North 75 degrees, 42 minutes 35 seconds East along land now or formerly of Nina Millicone (Book 3412, Page 46) a distance of three hundred eighty-two and two hundredths

(382.02) feet to a wood post found on the southerly right-of-way limit of said Grandview Road.

Thence North 36 degrees, 04 minutes 49 seconds West along the westerly right-of-way limit of said Grandview Road a distance of two hundred eighty-seven and thirty-seven hundredths (287.37) feet to a point.

Thence North 36 degrees, 05 minutes 28 seconds West along the westerly right-of-way limit of said Grandview Road a distance of three hundred ten and sixty-five hundredths (310.65) feet to a point.

Thence by a tangent curve to the right with a radius of one hundred eighty and zero hundredths (180.00) feet, an arc distance of seventy-nine and eighty-five hundredths (79.85) feet along the westerly right-of-way limit of said Grandview Road to a point.

Thence North 10 degrees, 40 minutes 13 seconds West along the westerly right-of-way limit of said Grandview Road a distance of one hundred fifty-four and thirty-seven hundredths (154.37) feet to a point,

Thence by a tangent curve to the left with a radius of four hundred forty-four and seventy-four hundredths (444.74) feet, an arc distance of fifty-three and sixty hundredths (53.60) feet along the westerly right-of-way limit of said Grandview Road to a point.

Thence by a tangent curve to the left with a radius of eleven and fifty-four hundredths (11.54) feet, an arc distance of eighteen and forty-five hundredths (18.45) feet along the westerly right-of-way limit of said Grandview Road to a point on the apparent southerly right-of-way limit of said Intervale Road and the Point of Beginning.

The above-described lot is subject to a 60-foot wide right-of-way for travel more particularly described in and conveyed in Book 2841, Page 139 Oxford County Registry of Deeds.

All bearings are referenced to Magnetic North 2001.

This conveyance is subject to all easements, rights of way, restrictions and other matters shown on the "Plan of Grand View Estates" recorded in the Oxford County Registry of Deeds in Plan File #3387.

Reference is made to a Stipulated Judgment and Order of Partition of Real Estate dated December 27, 2007 and recorded in the Oxford County Registry of Deeds in Book 4252, Page 298 and an Order Amending Judgment dated July 18, 2008 and recorded in the Oxford County Registry of Deeds in Book 4329, Page 50.

Recorded: Oxford East County 4/13/2015 01:07:52 PM
Patricia A Shearman Register of Deeds