Receipt # 218760
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08/29/2022 01:34:33 PM
Pages 3
DEED
Instr # 12527
Cherri L Crockett Register of Deeds OXFORD COUNTY

DLN # 1002240206770

MAINE SHORT FORM WARRANTY DEED

We, **THOMAS H. LEARNED (also known as Thomae H. Learned) and CORIE-LYN LEARNED**, of Andover, County of Oxford, State of Maine, for consideration paid, grant to **NATHANIEL PAUL GOYETTE and KELLY GOYETTE**, whose mailing address is 190 Wyman Hill Road, Rumford, Maine 04276, as joint tenants, with **WARRANTY COVENANTS**, a certain lot or parcel of land, with any buildings thereon, situated in Andover, County of Oxford, and State of Maine, being further described in the attached Exhibit A.

The premises are conveyed subject to any easements and restrictions of record, and this deed includes all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

MAINE REAL ESTATE TRANSFER TAX PAID

WITNESS our hands and seals this 25th day of August, 2022.

Witness — Thomas H. Learned

Witness — Corie-Lyn Learned

STATE OF MAINE
COUNTY OF OXFORD, SS

Then personally appeared the above-named Thomas H. Learned and Corie-Lyn Learned, known to me, this 25th day of August, 2022 and acknowledged before me the foregoing instrument to be their free act and deed.

Notary Public
Name: _____
My commission expires: _____

DANIEL S. CARROLL
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES
NOVEMBER 2, 2023

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EXHIBIT A

424 South Main Street, Andover, Maine

A certain lot or parcel of land, with any buildings thereon, situated on the westerly side of South Main Street in the Town of Andover, County of Oxford and State of Maine bounded and described as follows:

Beginning at an iron pipe at the southeast corner of land conveyed by David White Shingle Mill, Inc. to James L. Littlefield, Inc. by Deed dated July 11, 1984 and recorded in the Oxford County Registry of Deeds in Book 1280, Page 269;

Thence N 11°-22' W along land of said Littlefield, a distance of 603.7 feet to an iron pipe;

Thence N 62°-54' E along land of said Littlefield, a distance of 33.8 feet to a capped iron rod;

Thence N 31°-34'-30" W along land of said Littlefield, a distance of 74.9 feet to a point;

Thence N 18°-20' W along land of said Littlefield, a distance of 128.5 feet to a capped iron rod;

Thence N 10°-52' W across land of the Grantors, a distance of 213.1 feet to a flagged maple tree;

Thence N 83°-14'-15" E across land of the Grantors, a distance of 295.9 feet to the westerly sideline of said South Main Street;

Thence S 06°-30" E along the westerly sideline of said South Main Street, a distance of 209.6 feet to a point;

Thence S 85°-10" W along the westerly sideline of said South Main Street, a distance of 17 feet to a point;

Thence S 04°-50" E along the westerly sideline of said South Main Street, a distance of 747.2 feet to a point;

Thence S 62°-03' W along other land of the Grantors, a distance of 172 feet to the point of beginning.

All bearings are referenced to UTM NAD83 grid North.

The above-described premises is Subject To an access right of way from said South Main Street to the said Littlefield property as described in a Deed from Henry W. Poor to Andover Agricultural Society dated July 10, 1890 and recorded in said Registry of Deeds in Book 226, Page 97.

Being a portion of the premises conveyed by Warranty Deed from Lone Mountain Riverfront Camping, LLC to Thomae H. Learned (*which deed contained a scrivener's error whereby Grantee is known as Thomas H. Learned*) and Corie-Lyn Learned dated April 30, 2021 and recorded in the Oxford County Registry of Deeds in Book 5604, Page 103.

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