Receipt # 223451

ERECORD

Bk 5740 PG 563
02/17/2023 08:06:15 AM
Pages 2
DEED

Instr # 1579
Cherri L Crockett Register of Deeds OXFORD COUNTY

1002340226775

WARRANTY DEED

4 OF US, LLC, a Maine Limited Liability Company of Oxford, Oxford County, Maine, for consideration paid, grants to **Jacob Brasier and Tessa Brasier** of Scarborough, Cumberland County, Maine (whose mailing address is 31 Gorham Road Box 958, Scarborough, ME 04070) with Warranty Covenants, as Joint Tenants, the following described real estate:

See "Exhibit A" Attached

Meaning and intending to convey a portion of the same premises as conveyed to 4 OF US, LLC by the following instruments: (i) from Stephen A. Roderick and Sandra T. Roderick dated September 9, 2019 and recorded in the Oxford County Registry of Deeds in Book 5479, Page 602; and (ii) from Thurlow Family, LLC dated January 19, 2021 and recorded in the Oxford County Registry of Deeds in Book 5579, Page 967.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

MAINE REAL ESTATE TRANSFER TAX PAID

Witness my hand and seal this 16th day of February, 2023.

WITNESS:

_____

4 OF US, LLC
By: Stephen Roderick,
Its: Member

STATE OF MAINE
Oxford, ss

February 16, 2023

Then personally appeared the above-named Stephen Roderick in his said capacity and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said limited liability company.

Before me,

_____

Notary Public/Attorney-at-Law
Commission Expiration:

JENNIFER MARTEL
Notary Public-Maine
My Commission Expires
October 25, 2025

File No.: 2023-142

KJB

X TB

File No: 2023-142

"Exhibit A"

A certain lot or parcel of land, with the buildings and improvements thereon, situated in the Town of Oxford, County of Oxford, and State of Maine, and being Lot 13, Welchville Commons Drive, as shown on "Preliminary Subdivision Plan Division of property located along Main Street, Oxford, Maine Land of 4 of US, LLC" prepared for Western Maine Surveying, Inc., dated January 15, 2021 and recorded on March 31, 2021 in the Oxford County Registry of Deeds in Plan Book #5550.

Lots 1 through 14 are not affected by any Conservation Contract Areas as described in the Oxford County Registry of Deeds in Book 2760, Page 274.

HEREBY also granting and conveying to the Grantee, but also excepting and reserving, in common with the Grantee, a 60' (foot) right-of-way across land retained by Grantor and land hereabove conveyed to Grantee, respectively for vehicular and pedestrian travel.

SUBJECT to a Road Maintenance and Easement Agreement dated April 5, 2022 and recorded in said Registry in Book 5684, Page 411.

EXCEPTING and RESERVING an easement for the dump station on Lot 13 of said Plan.

X JB

X TB

Receipt # 214311
ERECORD
Bk 5684 PG 411
04/05/2022 02:04:19 PM
Pages 4
DEED
Instr # 4829
Cherri L Crockett Register of Deeds OXFORD COUNTY

EASEMENT DEED AND ROAD MAINTENANCE AGREEMENT WELCHVILLE COMMONS DRIVE, OXFORD, MAINE

DEED AND AGREEMENT made this 4 day of ~~December~~ APRIL, ~~2021~~ 2022 by **4 of US, LLC** whose mailing address is 28 Tower Road, Oxford, Maine (hereinafter the "Declarant") and Richard Dowler and Brandon Dowler whose mailing address is 10 Welchville Commons Drive, Oxford, Maine:

WITNESSETH

WHEREAS, Declarant is the owner of a certain lots or parcels of land on the Welchville Commons Drive in Oxford, Maine being Lots numbered 2-13 as shown on a plan entitled "Preliminary Subdivision Plan of Land 4 of US, LLC of Property Located Along Main Street, Oxford, Maine" made for 4 of US, LLC and prepared by Western Maine Surveying, Inc. dated January 15, 2021 and recorded in the Oxford County Registry of Deeds in Plan Book 5550 (hereinafter the "Plan"); and

WHEREAS, 4 of US, LLC is hereinafter referred to as "Landowner"; and

WHEREAS, Richard Dowler and Brandon Dowler is the Owner of Lot 1 as shown on the Plan;

WHEREAS, the lots shall be conveyed together subject to a Sixty (60) foot Private Way called "Welchville Commons Drive" along lots 1-13 as shown on said plan; and

WHEREAS, the Declarant desires to establish and confirm a private way for the benefit of said thirteen lots in compliance with the Oxford Zoning Ordinance for private ways. Said private way being shown on a plan entitled "Preliminary Subdivision Plan of Land 4 of US, LLC of Property Located Along Main Street, Oxford, Maine" made for 4 of US, LLC and prepared by Western Maine Surveying, Inc. hereinafter referred to as Welchville Commons Drive; and

NOW THEREFORE, in consideration of the mutual covenants contained herein, the party hereto agree as follows:

1. All thirteen lots shall share an easement in common over Welchville Commons Drive for the purpose of ingress, egress by pedestrians or vehicles, and for the installation, repair, maintenance, and replacement of all utility lines, pipes, conduits, and their appurtenant facilities, and said area may be improved for any such purposes. All lots shall be conveyed subject to and with the benefit of said easement which shall run with the land. Any lot owner, in the exercise of said rights granted hereunder shall restore the easement to its condition immediately prior to such use.

X JB

X JB

(4 pages)

2. Pursuant to the terms of this Agreement, the Landowners agree to maintain the private way and the pump station located on Lot #13 known as Welchville Commons Drive, Oxford, Maine which provides vehicular and pedestrian access to each of their properties including utilities and further agree to not obstruct or otherwise interfere with the use of said right of way by the other successive Landowners, their heirs, successors, or assigns.

3. The Landowners herein acknowledge that the total length of said private way shown as Welchville Commons Drive on said Plan constitutes an easement and/or right of way appurtenant to all of the lots which abut said private way or which are accessed by said private way. The right of way rights identified herein run with the land of the Landowners, and to their successors and assigns.

4. The private way shall be maintained by all lot owners of record and said lot owners shall assume the maintenance costs with the following formula: the numerator is one and the denominator is the number of lots of record provided access by Welchville Commons Drive.

Said portion of the maintenance obligation shall be binding upon all of the Landowners' their heirs, successors and assigns.

5. The term "maintenance" as used herein shall be deemed to include:

(a) Maintaining the existing width and surface of the private way;

(b) Any existing drainage mechanisms shall be maintained;

(c) Suitable snowplowing and sanding equipment shall be employed as required for safe passage of vehicles;

(d) Grading the surface of said right of way shall be periodically completed so as to maintain a reasonably smooth level surface; and

(e) Maintaining the Dump Station.

6. The decisions relating to the usual and ordinary maintenance of the said right of way shall be determined by majority vote of the Landowners required to contribute to the maintenance costs of the right of way, each lot of record having one vote. A meeting to establish maintenance plans shall be conducted at least once per year, or as otherwise called by a simple majority of lot owners. Notice and purpose of such meeting shall be given not less than 10 days nor more than 45 days prior to the meeting.

7. The decisions relating to improvements to the right of way such as paving, or changing the access way from its present condition or location, or any maintenance not described in Paragraph 5 above shall only be determined by the unanimous consent of all Landowners subject to this Agreement; each lot of record having one vote.

8. The Landowners shall be required to repair any damage caused to the right of way by them, individually, or caused by their agents, invitees, or guests. If any dispute results in the necessity of the initiation of legal proceedings to enforce this provision, the prevailing party will be entitled to recover his or her costs together with reasonable attorney fees.

9. The Landowners agree that all mortgagees of any property which abuts or is accessed by said private way and the successors, and assigns of said mortgagees, including but not limited to all FHA, HUD, or VA insured mortgage interests on said properties shall be considered third party beneficiaries of this Easement Deed/Road Agreement.

10. The Landowners agree that if there is deadlock in a decision, or if any party hereto or their heirs, successors, or assigns fails to pay his or her portion of any maintenance costs, or cost of damage under Paragraph 8, or otherwise fails to comply with this Agreement, the Landowners shall first engage the services of a professional mediator, costs split equally, and if unsuccessful, the Landowners agree to arbitrate the dispute before a single arbitrator agreed to by the parties, (or in the absence of agreement, before an arbitrator appointed by the Superior Court under the Uniform Arbitration Act) with costs and fees to be awarded by the arbitrator of the prevailing party.

11. The road shall be constructed in compliance with the Town of Oxford Zoning Ordinance.

12. The parties to this Agreement, for themselves, their heirs, successors, and assigns acknowledge, understand and agree that the Town of Oxford is not responsible for the maintenance, repair, plowing, or similar services for the approved private way as shown on said plan.

13. In the event that any or all of the private way is approved and accepted as a public road or way, then upon acceptance of said private way as a public way, this Agreement and the rights and obligations herein shall terminate as to any portion of the private way so accepted.

14. The provisions described herein shall be deemed covenants running with the land, burdening and benefitting the respective premises, and this easement with the covenants herein shall be binding on the respective heirs, successors, and assigns of the parties hereto.

15. The Landowners represent that they have carefully read the foregoing Easement Deed and Road Maintenance Agreement and know and understand the contents hereof and specifically acknowledge that the terms hereof are contractual and not a mere recital.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals as of the dates set for the as of the date first written:

WELCHVILLE COMMONS ROAD ASSOCIATION

Richard Dowler Member, Lot #1A

Brendon Dowler, Member, Lot #1B

Stephen Roderick, Authorized Member
4 of Us, LLC

STATE OF MAINE
OXFORD, ss.

4-4-2022 ~~, 2021~~

Personally appeared the above named Richard Dowler, Brendon Dowler, and Stephen Roderick, Authorized Member of 4 of Us, LLC, as members of Welchville Commons Road Association and acknowledged the foregoing to be their free act and deed and the free act and deed in their said capacity.

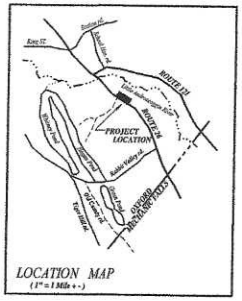
Before me,

~~Samantha J. Adams, Esq.~~
~~Attorney-at-Law~~

Thomas A. Kennison
Notary Public
My Commission Expires
Oct. 18, 2026

LEGEND :

- ● 1/2 or 5/8th inch rebar with plastic cap inscribed K.F. Ferrar P.L.S. #2021 set or to be set upon approval of subdivision.
- ◎ 5/8th inch rebar with plastic cap found PLS # 2021
- \+ Angle point in boundary not monumented.
- ——— Locus perimeter & interior boundary line
- —·—·— Abutter line
- —·—·— 60' wide Easement sideline
- ——— Edge of pavement
- — — — — Building Window per Municipal Setback Requirements
- 2956 / 183 Oxford County Registry of Deeds book & page reference eastern District, (unless noted otherwise).



LOCATION MAP
(1" = 1 Mile +-)

NOTES :

1.) Record ownership of the parcel surveyed can be found in a Quitclaim Deed with Covenant from Stephen A. Roderick and Sandra T. Roderick to 4 OF US, LLC dated September 09, 2019 and recorded in Book 5478, page 002. And in a Warranty Deed from ——— to 4 OF US, LLC dated January 06,2021 and recorded in Book 5593, page 000 Oxford County Registry of Deeds Eastern District. 21 5579 96

2.) Bearings shown on this plat are referenced to local Magnetic Meridian January, 2019 as determined with a hand held compass.

3.) This Survey was compiled for Western Maine Surveying Inc. by Kenneth F. Ferrar Maine P.L.S. license # 2021, this surveyor reserves the right to be held harmless to all third party claims. This includes conformance with road building standard's and BMP's for any earthwork or construction.

4.) This survey was performed with a 03" electronic total station the perimeter traverse linear error of closure was better than 1:10,000.

5.) The parcel subdivided can be identified as a portion of Parcel 18 on Map R-02 Town of Oxford Assessor's Maps.

7.) Record owners mailing address:

4 OF US, LLC
38 Tower Road
Oxford, Maine 04270

8.) Lots 1 thru 14 are not affected by any Conservation Contract Areas as described in Book, 2760, Page 274 O.C.R.D.

9.) Lots 2 thru 9 are not currently located in a Special Flood Hazard Area as shown on FEMA - FIRM Panels 1254D and 1427D Town of Oxford, Maine Community No. 230059.

SUBDIVISION NOTES:

1.) Total acreage of lots 1 thru 14 = 10.19 acres
Total acreage of Private Road = 1.56 acres

Total acreage of Development = 11.75 acres

2.) No single or double wide mobile homes will be allowed.

3.) No unregistered motor vehicles will be allowed on lots 1 thru 14 unless used for road or land maintenance, or unless garaged.

4.) All building exteriors must be installed and finished within one year of start of construction, there shall be no visible tyvar, tar paper or any unfinished siding or roofing after one year from start. Foundations cannot be used for living quarters, until the dwelling is finished.

5.) All trash, debris, etc. shall be kept in closed containers & out of site of the road except on trash collection days.

6.) No Camping, Tenting or RV - ing on lots until dwelling is built.

7.) Only Home Occupation Businesses allowed.

8.) Excavation Contractors and or lot owners shall use the " Maine Erosion and Sediment Control Best Management Practices " handbook for all earthwork activities.

9.) Property lines marked in the field are for reference only and shall not be used for municipal setback compliance.

10.) Municipal Setback Requirements :

From Route 26 Right of Way limit = 50.00'
From center of Private Right of Way = 30.00'
From Side and Rear Lot Lines = 15.00'

ROAD ASSOCIATION

The grantees agree that in order to maintain and improve the private and common right of way as now or may hereafter be established and designated, the owner of each lot shall pay annually to the Right of Way Association , within 30 days after billed, their proportionate share of the annual cost of maintaining and improving the said right of way, said cost not to be less than $400.00 per year. The sums assessed to each lot shall be 1/14th of the annual maintenance and improvements as deemed necessary by the right of way association. In the event that actual expense is less than $400.00 per lot then the right of way association shall keep the balance in an account to be used for anticipated cost of improvements & repairs. While an owner owns more than one lot they shall be responsible for payment for as many lots as they own per year.

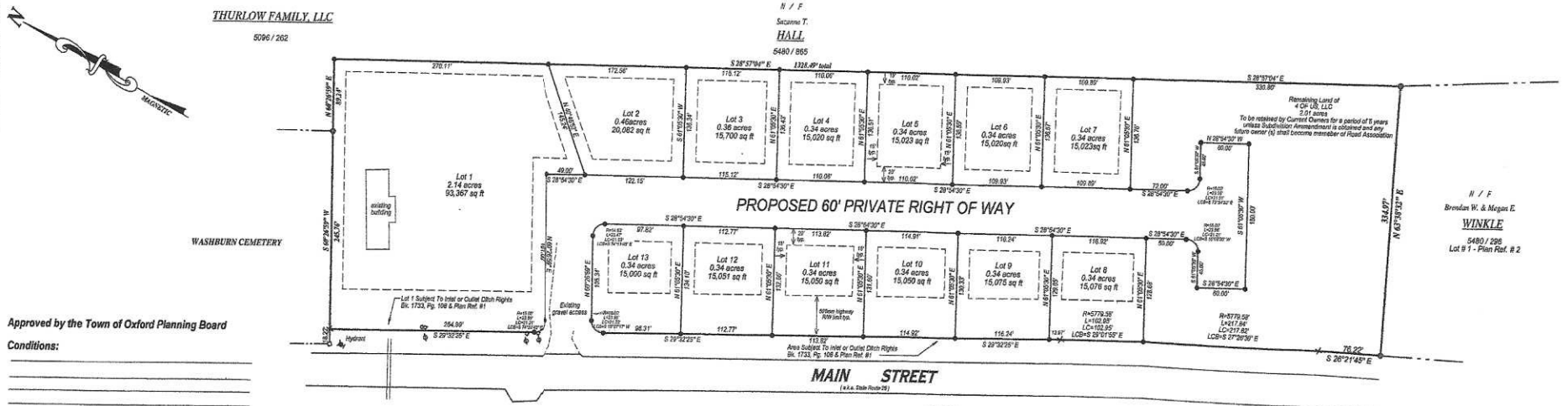
All lots are subject to lien rights, in the event that the annual payment is not made to the Association. The Association shall consist of each lot owner in this Subdivision and shall each have one vote, with a majority vote ruling on final decisions. In the event one owner has title to more than one lot they shall have only one vote in regards to the right of way association. The officers of the Association shall be elected annually by majority vote.

All of the above rules shall be made a part of each deed. The right of way road shall remain private unless the owners petition the Town of Oxford to accept the road as a Town Road and only if the Town accepts said road shall it become a public right of way at which time the right of way association shall become in-active.

N / F
THURLOW FAMILY, LLC
5096 / 262

N / F
Suzanne T.
HALL
5480 / 865

N / F
Brendan W. & Megan E.
WINKLE
5490 / 296
Lot # 1 - Plan Ref. # 2



Approved by the Town of Oxford Planning Board

Conditions:

Signed :

Date : 03/11/2021

#5550

SURVEYORS STATEMENT:

I hereby state exclusively to 4 OF US, LLC that this plat depicts the result of a field survey conducted on the premises in the month of July, 2020 and conforms with Chapter 90 of the Maine Board of Licensure for Professional Land Surveyors Rules- Part 1 (Professional Standards) and portions of Part - 2 (Technical Standards) which were not excepted. No Legal Descriptions or Surveyors Report prepared.

1/15/21

Kenneth F. Ferrar
Maine P.L.S. License No. 2021 — Date

NOT A VALID COPY WITHOUT THE EMBOSSED SEAL OF THE PROFESSIONAL LAND SURVEYOR ABOVE

SEAL

STATE OF MAINE
Oxford s.s. Registry of Deeds
Recieved MARCH 31, 2021
At 1 h 27m P M and Recorded as plan file NO. 5556
Attest Register

PLAN REFERENCES :

1.) " State of Maine Department of Transportation Right of Way Map - State Highway 16 " dated December, 1969, Sheets 2-4, D.O.T FILE No. 9-281. Plan File No. 2841 and 2842 O.C.R.D.

2.) " Final Subdivision Plan - Division of Land Thurlow Family, LLC " dated March 01, 2019 and recorded as Plan File No. 5371 O.C.R.D.

PRELIMINARY SUBDIVISION PLAN
DIVISION of LAND
4 OF US, LLC

of property located along

Main Street
Oxford, Maine

LAND OF

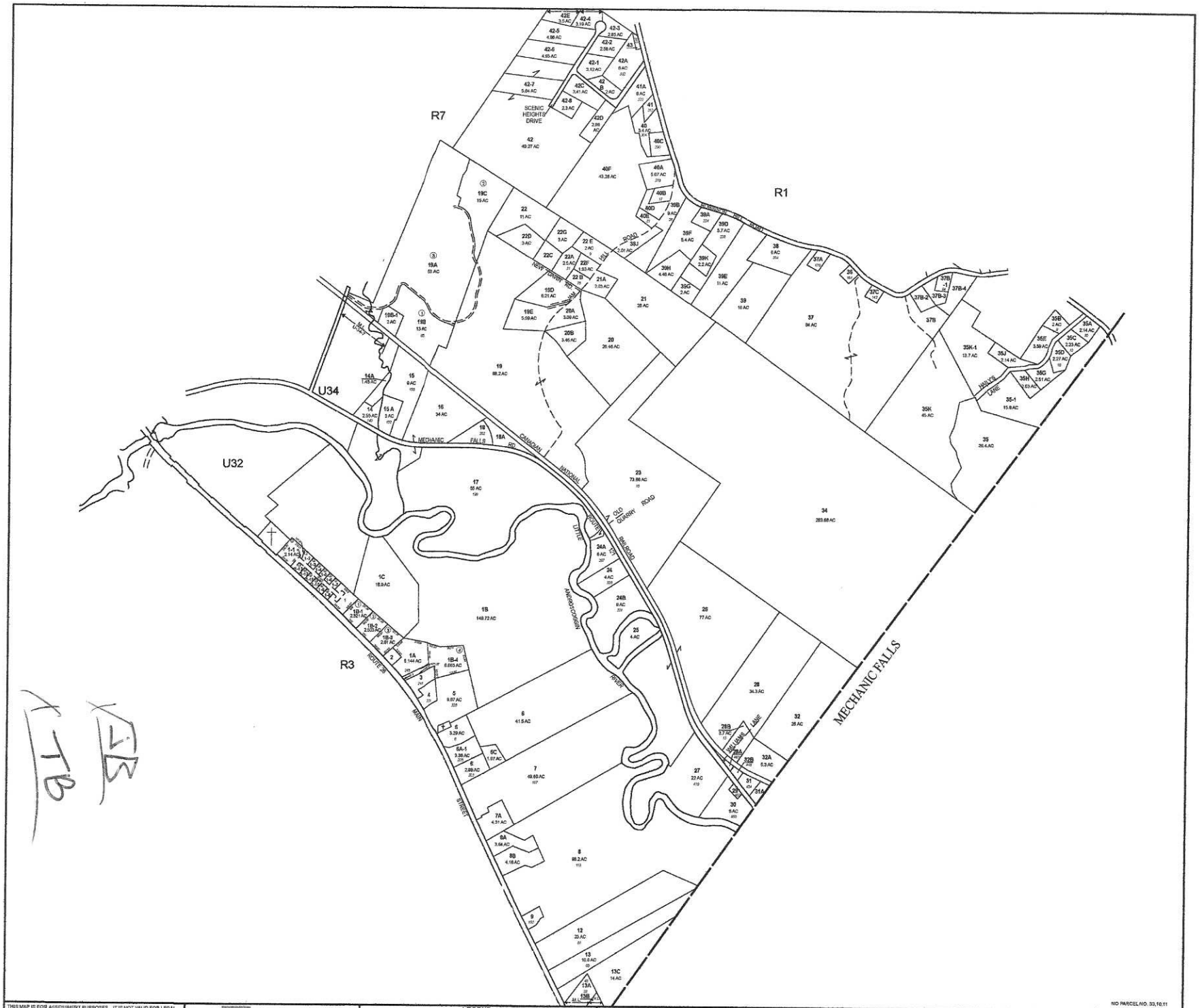
4 OF US, LLC

PREPARED FOR

WESTERN MAINE SURVEYING INC.
1560 MAIN STREET OXFORD, MAINE
(207) 743-8240

Date of Survey: July, 2020 Scale: 1" = 60'
Date of Plan: January 15, 2021
graphic scale in feet job # 19047subplex

0' 30' 60' 120' 180' 240'



NO PARCEL NO. 33,10,11

THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE MAINE STATE PLANE COORDINATE SYSTEM, NAD 83.

ORIGINAL MAPPING BY JOHN E. O'DONNELL & ASSOCIATES, AUBURN, MAINE

COMPLETION DATE: 1970

REVISED & REPRODUCED BY

CAI Technologies
Precision Mapping Geospatial Solutions
11 Pleasant Street, Littleton, NH 03561
800.522.4540 www.cai-tech.com

LEGEND

PARCEL NUMBER	3D	RIGHT OF WAY/ACCESS	
AREA	AC	COMMON OWNERSHIP	
STREET NUMBER	88	WATER	
RECORD DIMENSION	100'	SUBDIVISION LOT NO.	2
MATCH LINE	M1	WETLANDS	

SCALE: 1" = 500'

FEET 500 250 0 500 1,000 1,500

METERS 150 50 0 150 250 350

REVISED TO: APRIL 1, 2023

PROPERTY MAPS

OXFORD

MAINE

INDEX DIAGRAM

MAP NO.

R2

CAI Property Card

Town of Oxford, ME

GENERAL PROPERTY INFORMATION

LOCATION: 11 WELCHVILLE COMMONS DR
ACRES: 0.34
PARCEL ID: R02-001-013
LAND USE CODE: SINGLE FAMILY
CONDO COMPLEX:
OWNER: BRASIER, JACOB
CO - OWNER: BRASIER, TESSA
MAILING ADDRESS: 11 WELCHVILLE COMMONS DR
OXFORD, ME 04270
ZONING: 3
PATRIOT ACCOUNT #: 3152

SALE INFORMATION

SALE DATE: 2/17/2023
BOOK & PAGE: 5740-563
SALE PRICE: $314,900
SALE DESCRIPTION: Arm's Length
SELLER: 4 OF US LLC

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 3,008
FINISHED BUILDING AREA: 1,872
BASEMENT AREA:
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $25,900
YARD: $0
BUILDING: $297,000
TOTAL: $322,900

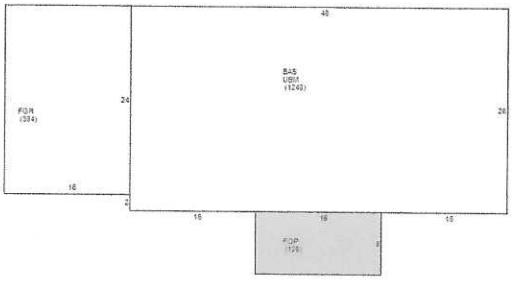
BUILDING EXTERIOR

BUILDING STYLE: RANCH
UNITS: 0
YEAR BUILT: 2022
FRAME: WOOD
EXTERIOR WALL COVER: VINYL SIDING
ROOF STYLE: GABLE
ROOF COVER: ASPHALT SHIN

BUILDING INTERIOR

INTERIOR WALL: DRYWALL
FLOOR COVER: LAMINATE
HEAT TYPE: ELECTRIC BB
FUEL TYPE: ELECTRIC
PERCENT A/C: False
 # OF ROOMS: 0
 # OF BEDROOMS: 0
 # OF FULL BATHS: 2
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 0
 # OF KITCHENS: 0
 # OF FIREPLACES: 0
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO



X JB

X TB

CAI Technologies
www.cai-tech.com
This information is believed to be correct but is subject to change and is not warranteed.

Account	Name & Address	Land	Building	Exemption	Assessment	Tax
3146	PIKE, TINA M PIKE, DANIEL 15 WELCHVILLE COMMONS DRIVE OXFORD ME 04270 WELCHVILLE COMMONS DR R02-001-011 B5859P176 02/24/2025 B5479P602 09/12/2019 B5464P218 05/29/2019 B3430P127	25,900 Acres 0.34	294,500	0	320,400	4,149.18 2,074.59 (1) 2,074.59 (2)
3147	COOMBS, PHYLLIS JEANNE COOMBS, JAY LEE 13 WELCHVILLE COMMONS OXFORD ME 04270 13 WELCHVILLE COMMONS R02-001-012 B5479P602 09/12/2019 B5464P218 05/29/2019 B3430P127	25,900 Acres 0.34	256,000	0	281,900	3,650.61 1,825.31 (1) 1,825.30 (2)
3148	BRASIER, JACOB BRASIER, TESSA 11 WELCHVILLE COMMONS DR OXFORD ME 04270 11 WELCHVILLE COMMONS R02-001-013 B5740P563 02/17/2023 B5479P602 09/12/2019 B5464P218 05/29/2019 B3430P127	25,900 Acres 0.34	297,000	25,000 01 Homestead	297,900	3,857.81 1,928.91 (1) 1,928.90 (2)
3149	SPRAGUE, ANDREW J SPRAGUE, MELISA S PO BOX 103 11 HALLS WAY OXFORD ME 04270 11 HALLS WAY R02-001-0B4 B5671P630 02/03/2022	39,700 Acres 6.08	264,800	0	304,500	3,943.28 1,971.64 (1) 1,971.64 (2)
3150	PULKKINEN, ALISHA D 156 HEBRON ROAD OXFORD ME 04270 156 HEBRON RD R09-010-00L	26,500 Acres 0.25	0	0	26,500	343.18 171.59 (1) 171.59 (2)

	Land	Building	Exempt	Total	Tax
Page Totals:	143,900	1,112,300	25,000	1,231,200	15,944.06
Subtotals:	284,369,040	557,616,944	68,944,733	773,041,251	10,010,889.79