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WARRANTY DEED

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CYNTHIA G. FORTIN of Turner, County of Androscoggin, for consideration paid, grant(s) to **M. BRUCE LABRECQUE and MARY-ELLEN LABRECQUE** of Turner, Androscoggin County, Maine (whose mailing address is 83 Skillings Woods Road, Turner, ME 04282) as joint tenants, with **WARRANTY COVENANTS**, the following described real estate:

See "Exhibit A" Attached

For grantors' source of title, reference may be had to a deed from Donald D. Fortin and Cynthia G. Fortin to the grantor(s) herein, dated February 26, 1999, recorded in Androscoggin Registry of Deeds, Volume Book 4183, Page 234.

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.

Witness my/our hand(s) and seal(s) this 8 day of July, 2019.

WITNESS:

_____

Cynthia G. Fortin

STATE OF MAINE

Androscoggin, ss

July 8, 2019

Then personally appeared the above named Cynthia G. Fortin and acknowledged the foregoing instrument to be his/her free act and deed.

Before me,

Notary Public/Justice of the Peace
Commission Expiration:

COREY M. ST. PIERRE
My Commission Expires
06-12-2026
NOTARY PUBLIC

File No.: 2019-2005

File No: 2019-2005

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"Exhibit A"

A certain lot or parcel of land, located on the northwesterly terminus of Skillings Woods Road Extension, so-called, in the Town of Turner, County of Androscoggin, State of Maine, being bounded and described as follows:

Beginning at the southwesterly corner of the Skillings Woods Road Extension, so-called, at the westerly terminus of said Road and on the southeasterly and northeasterly line of land of this grantor;

Thence, North fifty-five degrees, thirty-nine minutes, thirty-one seconds West (N 55° 39' 31" W) passing through land of this grantor, nine hundred eighty-four and eight hundredths (984.08) feet to a point;

Thence, South thirty-four degrees, twenty minutes, twenty-nine seconds West (S 34° 20' 29" W), continuing through land of this grantor, six hundred seventy-seven and twenty-seven hundredths (677.27) feet to a point on the northeasterly line of land now or formerly of Elaine B. Gurschick (deed reference Book 7840, Page 81);

Thence, North fifty-five degrees, thirty-nine minutes, thirty-one seconds West (N 55° 39' 31" W), along the northeasterly line of said Gurschick, seven hundred ninety-four and ninety-two hundredths (794.92) feet to land now or formerly of Gregory Trala, Sr. and Alyson Trala Family Trust (deed reference Book 8796, page 148);

Thence North eighteen degrees, fifty-one minutes, twenty seconds West (N 18° 51' 20" W), along the easterly line of said Trust, four hundred seventy-four and two hundredths (474.02) feet to the northeasterly corner of said Trust;

Thence, North eighty-six degrees, eighteen minutes, fifty-two seconds West (N 86° 18' 52" W), along land of said Trust, one hundred ninety-eight and seventy-nine hundredths (198.79) feet to the southeasterly corner of land now or formerly of Violet Goodwin (deed reference Book 1374, Page 322);

Thence, North thirty-four degrees, twenty-five minutes, fifty seconds East (N 34° 25' 50" E), along the Southeasterly line of said Goodwin, the southeasterly line of land now or formerly of Gard S. Twitchell (deed reference Book 7145, Page 188) and the southeasterly line of land now or formerly of John M. & Ann Waterbury (deed reference Book 2591, Page 322), three thousand, eight hundred and ninety-four hundredths (3,800.94) feet to the southeasterly corner of land now or formerly of Eric & Bonnie M. Bowmaster (deed reference Book 9218, Page 25), and the

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southwesterly corner of land now or formerly of Michael B. Kelson & Nikki Chouinard (deed reference Book 9082, Page 227);

Thence, South fifty-five degrees, four minutes, thirty-four seconds East (S 55° 04' 34" E), along the southwesterly line of said Kelson & Chouinard, two thousand, seven hundred and thirty-seven hundredths (2,700.37) feet to the northerly most corner of land now or formerly of Peter Gilbert (deed reference Book 7059, Page 119 and Book 2161, Page 331);

Thence South thirty-four degrees, twenty-seven minutes, thirty-eight seconds West (S 34° 27' 38" W), along the northwesterly line of said Gilbert, one thousand four hundred four and forty-nine hundredths (1,404.49) feet to the southwesterly corner of said Gilbert and the northeasterly line of land now or formerly of M. Bruce & Mary-Ellen LaBrecque (deed reference Book 9870, Page 37);

Thence, North fifty-four degrees, fifty-one minutes, twenty-six seconds West (N 54° 51' 26" W), along the northeasterly line of said LaBrecque, five hundred fifty-nine and sixty-nine hundredths (559.69) feet to the northerly most corner of said LaBrecque;

Thence, South thirty degrees, twenty-eight minutes, sixteen seconds West (S 30° 28' 16" W), along the northwesterly line of said LaBrecque, one thousand four hundred twenty-nine and eighty-five hundredths (1,429.85) feet to the southwesterly corner of land of said LaBrecque, and the northerly most corner of other land of said LaBrecque (deed reference Book 9857, Page 165);

Thence, South thirty degrees, twenty-eight minutes, sixteen seconds West (S 30° 28' 16" W), along the northwesterly line of other land of said LaBrecque, two hundred twenty-one and three hundredths (221.03) feet to an angle point in said line;

Thence, South seven degrees, fifty-nine minutes, forty-four seconds West (S 7° 59' 44" W), continuing along the northwesterly line of other land of said LaBrecque, one hundred fifty-eight and nineteen hundredths (158.19) feet to the northeasterly terminus of said Skillings Woods Road Extension, so-called;

Thence, South seven degrees, fifty-nine minutes, forty-four seconds West (S 7° 59' 44" W), along the northwesterly terminus of said Skillings Woods Road Extension, thirty-eight and sixty-nine hundredths (38.69) feet to an angle point in the northwesterly terminus of said Skillings Woods Road, so-called;

Thence, South forty-six degrees, forty-one minutes, thirty seconds West (S 46° 41' 30" W), continuing along the northwesterly terminus of said Skillings Woods Road Extension, sixty and zero hundredths (60.00) feet to the Point of Beginning.

Also conveying a Right of Way from the end of Skillings Woods Road to the above described parcel for ingress and egress and for any and all other uses for which a public road may be used for, including the right to repair and maintain an existing graveled road within said Right of Way, and the right to install, repair, replace and maintain above and/or below ground utility lines for electrical power, telephone, cable and/or optic communication lines.

Said Right of Way to be bounded and described as follows:

Beginning at a point at the northwesterly end of said Skillings Woods Road at a point on the northeasterly line of land now or formerly of Craig & Erin Fortin (deed reference Book 8482, Page 136);

Thence North forty-seven degrees, twenty-seven minutes, fifty-eight seconds West (N 47° 27' 58" W) along the northeasterly line of said Craig & Erin Fortin, two hundred eleven and forty hundredths (211.40) feet to an angle point in the northeasterly line of said Craig & Erin Fortin;

Thence, North forty-three degrees, eighteen minutes, fifty seconds West (N 43° 18' 50" W) continuing along the northeasterly line of said Craig & Erin Fortin, two hundred sixty-nine and sixty-eight hundredths (269.68) feet to an iron rod at the northerly most corner of said Craig & Erin Fortin and the easterly corner of land now or formerly of Cynthia G. Fortin (deed reference Book 4631, Page 238;

Thence, North forty-three degrees, seventeen minutes, fifty-eight seconds West (N 43° 17' 58" W), passing through land of said Cynthia G. Fortin, one hundred sixty-four and thirty-seven hundredths (164.37) feet to a point;

Thence, South forty-six degrees, forty-one minutes, ten seconds West (S 46° 41' 10" W) passing through land of said Cynthia G. Fortin, sixty and zero hundredths (60.00) feet to a point;

Thence, North forty-three degrees, eighteen minutes, fifty seconds West (N 43° 18' 50" W) passing through land of said Cynthia G. Fortin, sixty and zero hundredths (60.00) feet to a point;

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Thence, North forty-six degrees, forty-one minutes, ten seconds East (N 46° 41' 10" E) passing through land of said Cynthia G. Fortin, sixty and zero hundredths (60.00) feet to a point;

Thence, North forty-three degrees, eighteen minutes, thirty seconds West (N 43° 18' 30" W) passing through land of said Cynthia G. Fortin, one hundred seventeen and eighty-seven hundredths (117.87) feet to a point;

Thence, North forty-six degrees, forty-one minutes, thirty seconds East (N 46° 41' 30" E) passing through land of said Cynthia G. Fortin, sixty and zero hundredths (60.00) feet to a point;

Thence, North seven degrees, fifty-nine minutes, forty-four seconds East (N 7° 59' 44" E) passing through land of said Cynthia G. Fortin, thirty-eight and sixty-nine hundredths (38.69) feet to the southwesterly corner of land now or formerly of Mark & Megan Fortin (deed reference Book 9382, Page 102);

Thence, South forty-nine degrees, fifty-six minutes, twenty-nine seconds East (S 49° 56' 29" E) along the southwesterly line of said Mark & Megan Fortin, two hundred eighty-four and twenty-two hundredths (284.22) feet to the southerly most corner of said Mark & Megan Fortin and the northwesterly corner of remaining land of said Cynthia G. Fortin;

Thence, south eleven degrees, twenty-three minutes, fifty-four seconds East (S 11° 23' 54" E) passing through land of said Cynthia G. Fortin, one hundred nineteen and twenty-four hundredths (119.24) feet to a point;

Thence, South forty-three degrees, eighteen minutes, thirty seconds East (S 43° 18' 30" E) passing through land of said Cynthia G. Fortin, two hundred fifty and thirty-nine hundredths (250.39) feet to a point;

Thence, South forty-seven degrees, twenty-seven minutes, fifty-eight seconds East (S 47° 27' 58" E) passing through land of said Cynthia G. Fortin, two hundred four and ninety-five hundredths (204.95) feet to a point on the northeasterly sideline of said Skillings Woods Road;

Thence, North fifty-five degrees, thirty-seven minutes, twenty-four seconds West (N 55° 37' 24" W) along the northeasterly sideline of said Skillings Woods Road, four and twenty-eight hundredths (4.28) feet to the northerly most corner of said Skillings Woods Road;

Thence, South thirty-four degrees, twenty-two minutes, thirty-six seconds West (S 34° 22' 36" W), along the northwesterly sideline of said Skillings Woods Road, sixty and zero hundredths (60.00) feet to the Point of Beginning.

All Book and Page numbers refer to the Androscoggin County Registry of Deeds.

Reference is made to a plan entitled "Composite & Deed Sketch Plan - Portion of the Fortin Property" dated April 20, 2018, by CADmaster Drafting, Land Surveying and Septic Designs from which this Suggested Parcel Description was prepared (unrecorded).

Reference is made to a preliminary plan entitled "Plan of Land of Cynthia Fortin - Old County Road - Turner, Maine", dated January 10, 2005, revised December 27, 2012, by JKL Land Surveying (unrecorded).

Reference is made to a Conceptual Draft Plan entitled "Conceptual Draft - Don Fortin - Worksheet/Deed Sketch Only - Not to be Recorded", prepared by JKL Land Surveying, dated December 21, 2012, revised December 27, 2012 (unrecorded).

Maine Real Estate Transfer Tax Paid
TINA M. CHOUINARD, REGISTER
ANDROSCOGGIN COUNTY MAINE E-RECORDED