OPR BK 14858 PGS 300-302 09/11/2023 09:59:10
INSTR # 2023017586 # OF PAGES 3
ATTEST: MATTHEW BOUCHER
REGISTER OF DEEDS KENNEBEC COUNTY, ME

DLN: 1002340248387

TRANSFER TAX PAID

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT **I, SHAWN A. GRANT** of P.O. Box 111, Belgrade Lakes, Maine 04918, for consideration paid, do hereby grant to **JON T. STEVENS** of 176 Augusta Road, Belgrade, Maine 04917, **with warranty covenants,** land in **Belgrade,** Kennebec County, State of Maine bounded and described as follows:-

A certain lot or parcel of land situated southerly of Red Oak Lodge Road, so-called, in the Town of Belgrade, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at an iron pin found on the northerly line of the land conveyed to the Trustees of the Rutherford Family Trust (hereafter "the Rutherford lot") by deed dated January 28, 2010 and recorded in the Kennebec County Registry of Deeds Book 10339, Page 146 (See also said Registry Book 11313, Page 331), and found at the southwesterly corner of the land conveyed to Jared R. and Stacey A. Richard (hereafter "the Richard lot") by deed dated June 11, 2012 and recorded in the Kennebec County Registry of Deeds Book 11066, Page 294; thence by the following courses and distances, to wit:

1) North Sixty-one Degrees, Fourteen Minutes, Fifty-four Seconds West (N 61°-14'-54" W) along the northerly line of the Rutherford lot, a distance of Five Hundred and 00/100ths (500.00) feet to an iron rod set on said line for a corner; thence

2) North Twenty-nine Degrees, Twenty Minutes, Twenty-three Seconds East (N 29°-20'-23" E) along a southeasterly line of land retained by the grantor herein, a distance of Three Hundred Sixteen and 59/100ths (316.59) feet to an iron rod set on the southwesterly right of way line of Red Oak Lodge Road; thence

3) In a general southeasterly direction along the southwesterly right of way line of Red Oak Lodge Road following a curve to the left with a radius of Two Hundred Seventy-two and 70/100ths (272.70) feet and a central angle of Thirty-one Degrees, Twelve Minutes, Twenty-three Seconds (31°-12'-23"), an arc distance of One Hundred Forty-eight and 53/100ths (148.53) feet to an iron rod set in 2006 at a point of tangency, the chord bearing and distance across said arc is South Forty-one Degrees, Eight Minutes, Thirty-nine Seconds East (S 41°-08'-39" E), One Hundred Forty-six and 70/100ths (146.70) feet; thence

4) South Fifty-seven Degrees, Fifty-one Minutes, Thirty-one Seconds East (S 57°-51'-31" E) along the southerly right of way line of the Red Oak Lodge Road, a distance of Two Hundred Fifty-three and 47/100ths (253.47) foot to an iron rod set in 2006 on the westerly line

(3) Paul Mills Esq.

of the land conveyed to the Trustees of the Terhune Family Trust (hereafter "the Terhune lot") by deed dated November 19, 1999 and recorded in the Kennebec County Registry of Deeds Book 6105, Page 112; thence

5) South Eight Degrees, Twenty Minutes, Twenty Second West (S 08°-20'-20" W) along the westerly line of the Terhune lot, a distance of One Hundred Seventeen and 97/100ths (117.97) feet to an iron rod set in 2006 at the southwesterly corner of the Terhune lot and at the northwesterly corner of the Richard lot, referenced above; thence

6) South Four Degrees, Zero Minutes, Six Second West (S 04°-00'- 06" W) along the westerly line of the Richard lot, a distance of One Hundred Fifty-four and 82/100ths (154.82) feet to the iron pin found at the point of beginning.

The above-described parcel of land contains One Hundred Seventeen Thousand, Seven Hundred Twenty-Eight (117,728) square feet or Two and 703/1000ths (2.703) acres and is the same parcel delineated on the plat of survey entitled, "Plan of Land to be Conveyed by Shawn A. Grant," Red Oak Lodge Road, Belgrade, ME, dated May 2023, by K & K Land Surveyors, Inc. All iron rods called as "set" or as "set in 2006" in the above description are one-half (½) inch rebar, capped and labeled, "K & K Land Surveyors, Inc., # 1132."

The above-described parcel is a portion of the land conveyed by Mark W. Berry to Shawn A Grant by deed dated May 5, 2021 and recorded in the Kennebec Registry Book 13999, Page 285.

Also released herein is a right of way and easement for use in common with others for customary purposes for which private roads and ways are commonly used in the State of Maine in and to such portion of the Red Oak Lodge Road as leads from the publicly maintained portion of the Red Oak Lodge Road (this being on the line of land now or formerly of Ethel Dernorsek) in a south and then southeasterly direction along the said Red Oak Lodge Road. The travelled way portion is approximately twelve feet wide though some utility poles may be located somewhat outside the travelled way portion. To the extent that they are, this easement, therefore, includes the right to maintain, inspect, repair and replace, in common with other parties, the said utility lines even if located outside the travelled way portion.

No party to this instrument assumes any affirmative obligation to maintain, repair, or sustain said road or pay for same.

WITNESS my hand and seal this 7th day of Sept 2023

WARRANTY DEED – GRANT to STEVENS – page 3

Shawn A. Grant

State of Maine
Franklin, SS

Sept 7, 2023

Personally appeared the above-named Shawn A. Grant and acknowledged the foregoing to be his free act and deed, before me

Notary Public
Printed Name:
Comm. Expires:

hpd.winword DEEDS.Grant to Stevens WD

PAUL H. MILLS
Notary Public - State of Maine
My Comm. Expires 11-09-2026