WARRANTY DEED

WINFIELD R. KIMBALL, of Waterford, County of Oxford and State of Maine, for consideration paid, grants to **BRANDON M. POMERLEAU** and **HALYNE G. POMERLEAU**, both of Woodstock, County of Oxford and State of Maine, with WARRANTY COVENANTS, as joint tenants, the land, with any buildings thereon, situated in the Town of Oxford, County of Oxford and State of Maine, bounded and described as follows:

A certain lot or parcel of land, located on the easterly side of Fore Street, so-called, but not adjacent to, in the Town of Oxford, County of Oxford and State of Maine, being more particularly bounded and described as follows:

Beginning at an iron pipe found in a stone wall said iron pipe being North 71 degrees 13 minutes 15 seconds East a distance of 15.05 feet from a granite monument marking an angle point in the Oxford-Paris town line easterly of Fore Street. Thence, from said point of beginning North 77 degrees 55 minutes 16 seconds East a distance of 398.37 feet to a point at or near the westerly end of a stone wall;

Thence, North 77 degrees 14 minutes 32 seconds East along or near the center of the said wall a distance of 330.69 feet to a point at or near the easterly end of the said wall;

Thence, North 77 degrees 28 minutes 36 seconds East a distance of 66.41 feet to a capped rebar set being the northeasterly corner of the parcel herein described;

Thence, South 11 degrees 26 minutes 19 seconds East a distance of 1,730.82 feet to a capped rebar set and the southeasterly corner of the parcel herein described;

Thence, South 75 degrees 21 minutes 41 seconds West in part by a stonewall a distance of 667.60 feet to a capped rebar set;

Thence, North 16 degrees 00 minutes 41 seconds West and in part along or near the center of another stone wall a distance of 217.11 feet to a capped rebar set at the intersection of another stone wall that runs in an East-West direction;

Thence, North 77 degrees 10 minutes 45 seconds East along or near the center of the said wall a distance of 63.63 feet to a capped rebar set in the corner of the said wall;

Thence, North 06 degrees 07 minutes 32 seconds West along or near the center of the said stone wall a distance of 329.98 feet to a point at or near the northerly end of the said wall;

MAINE REAL ESTATE TRANSFER TAX PAID

Thence, North 06 degrees 14 minutes 13 seconds West a distance of 390.43 feet to a capped rebar set at the easterly end of another stone wall;

Thence, South 77 degrees 23 minutes 16 seconds West along or near the center of the said wall a distance of 222.21 feet to a capped rebar set in a rock;

Thence, North 12 degrees 36 minutes 44 seconds West a distance of 20.57 feet to an iron pipe found at the southeast corner of the Maine Conference Association of Seventh Day Adventist as described in a Warranty Deed from Arthur L. Cummings dated November 11, 1971 and recorded in the Oxford County Registry of Deeds in Book 727, Page 126;

Thence, North 16 degrees 14 minutes 26 seconds West along the easterly line of said Seventh Day Adventist parcel a distance of 540.75 feet to an iron pipe found at the northeast corner of said parcel and the southeast corner of land now or formerly of Nancy Graiver et al. as described in a deed from Laurie Frothingham et al. dated August 18, 1989 and recorded in the Oxford County Registry of Deeds in book 1676, Page 105;

Thence, North 05 degrees 39 minutes 08 seconds West and in part along or near the center of a stone wall a distance of 265.92 feet to an iron pipe and the point of beginning.

TOGETHER WITH a 70 foot wide easement being the same as reserved in a Warranty Deed from Laurie Frothingham et al. to Nancy J. Graiver et al. dated August 18, 1989 and recorded in the Oxford County Registry of Deeds in Book 1676, Page 105.

TOGETHER WITH a 60 foot wide easement being the same as reserved in a Warranty Deed from Laurie Frothingham et al. to Winfield R. Kimball dated June 4, 2012 and recorded in the Oxford County Registry of Deeds in Book 4874, Page 237.

BEARINGS are based upon magnetic North December, 2010 as shown on Boundary Retracement Survey for Lee A. Frothingham, Laurie E. Axelrod and Winfield R. Kimball dated June 2, 2011 by Pioneer Surveying and Mapping Services.

ALL CAPPED REBAR SET are 5/8 inch or 1/2 inch diameter with a plastic cap inscribed K.F. Farrar PLS #2021.

CONTAINING 27.96 Acres.

Being a portion of the premises as described in a Deed of Distribution from the Estate of Arthur L. Cummings to Kenneth L. Cummings et al. dated June 2, 1986 and recorded in the Oxford County Registry of Deeds in Book 1394, Page 330. And a portion of the premises as described in a Warranty Deed from David A. Cummings to Winfield R. Kimball dated December 9, 2005 and recorded in the Oxford County Registry of Deeds in Book 3915, Page 118.

Also hereby conveying all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

Witness our hands and seals this 13 day of June, 2016.

Witness

Winfield R. Kimball

STATE OF MAINE

Oxford, ss. June 13, **2016**

Personally appeared the above named Winfield R. Kimball and acknowledged the forgoing to be her free act and deed.

SEAL

Before me,

Notary Public - Attorney at Law

Printed Name: Lillian K Doughty

Comm. ex. 10-27-18

Recorded: Oxford East County 10/17/2016 01:43:51 PM
Patricia A Shearman Register of Deeds