MEMORANDUM OF LAND INSTALLMENT CONTRACT

This is a MEMORANDUM OF LAND INSTALLMENT CONTRACT in which the:

VENDOR: **John A. Gobel**, of the Town of Gorham, County of Cumberland, State of Maine (and having a mailing address of 34 Jacobs Ways, Gorham, Maine 04038).

PURCHASER: **Anthony Wells and Michelle Wells**, both of the Town of Norway, County of Oxford, State of Maine (and having a mailing address of 236 Norway Center Road, Norway, ME 04268).

PROPERTY: The property is described in Exhibit A attached hereto.

DATE OF INSTALLMENT LAND SALE CONTRACT: April 29, 2020

TERM OF INSTALLMENT LAND SALE CONTRACT: Twenty-Five (25) months

WITNESS my hand and seal this 29 day of April, 2020.

VENDOR:

John A. Gobel

SEAL

STATE OF MAINE
COUNTY OF OXFORD

April 29, **2020**

Then personally appeared the above-named **John A. Gobel** and acknowledged the foregoing instrument to be his free act and deed.

Before me:

Ann Proctor

~~Attorney at Law~~/Notary Public
Print Name: Ann Proctor
My Commission Expires: 3/13/2024

Receipt # 189447

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Instr # 5134
Cherri L Crockett Register of Deeds OXFORD COUNTY

PURCHASER:

Anthony Wells

Michelle Wells

STATE OF MAINE
COUNTY OF Oxford **, ss.**

Dated: 4/29/2020 **, 2020**

SEAL

Then personally appeared the above-named, **Anthony Wells and Michelle Wells,** and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Notary Public
Print Name: Ann Procter
My Commission Expires: 3/13/2024

Exhibit A – Legal Description

A certain lot or parcel of land, together with any buildings and improvements thereon, situated on the southerly side of the West Bethel Road, so-called, also known as U.S. Route 2, located in the Town of Bethel, County of Oxford, State of Maine, being more particularly bounded and described as follows:

Commencing at a 5/8-inch rebar set on the southerly side of said West Bethel Road at point about six hundred eighty five (685) feet easterly of the centerline of Annis Road, so-called, said rebar also marking the northwesterly corner of the herein described parcel of land;

Thence from the point of beginning South 28 degrees, 19 minutes, 06 seconds West along land now or formerly of Michael Witter for a distance of one hundred four and ninety-four hundredths (104.94) feet to 3/4-inch iron pipe found set flush with the ground;

Thence South 58 degrees, 45 minutes, 16 seconds East along land now or formerly of Michael Witter for a distance of two hundred thirty-three and eighty-five hundredths (233.85) feet to 3/4-inch iron pipe found set flush with the ground;

Thence continuing South 58 degrees, 45 minutes, 16 seconds East along land now or formerly of Michael Witter for a distance of five and fifteen hundredths (5.15) feet to 5/8-inch rebar set on the apparent westerly boundary of land now or formerly of Richard Marin (1761/205);

Thence North 35 degrees, 27 minutes, 15 seconds East along land now or formerly of Richard Marin, for a distance of one hundred fourteen and twenty-six hundredths (114.26) feet to the base of 1-1/2" inch iron pipe found set flush with the ground on the southerly side of said West Bethel Road;

Thence North 60 degrees, 49 minutes, 39 seconds West along the southerly side of said West Bethel Road for a distance of two hundred fifty-two and ninety-one hundredths (252.91) feet to the 5/8-inch rebar set at the point of beginning.

The above-described parcel of land containing 0.6 acres, more or less.

All bearings are referenced to Magnetic North 2015.

All 5/8-inch rebars set are capped, "PLS 1271."

Reference is made to a Notice of Layout and Taking by the State of Maine dated October 8, 2003, and recorded in the Oxford County Registry of Deeds in Book 3418, Page 162.