Receipt # 251068
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Pages 2
DEED
Instr # 25-14815
Cherri L Crockett Register of Deeds OXFORD COUNTY

CORRECTIVE WARRANTY DEED

KNOW ALL BY THESE PRESENTS, that, **GORE LINE, LLC**, a Maine Limited Liability Company, with a mailing address of P.O. Box 192, Hanover, Maine 04237, for ***consideration given, GRANTS to*** **HIGH COUNTRY REALTY, LLC**, a Maine Limited Liability Company, with an address of 22 Sunday River Road, Bethel, Maine 04217, ***with warranty covenants,*** a certain lot or parcel of land situated easterly of but not adjacent to the Thoreau Road, in the Town of Hanover, County of Oxford and State of Maine, bounded and described as follows:

Certain lots or parcels of land with any improvements thereon located adjacent to Thoreau Road, so- called, in the Town of Hanover, County of Oxford and State of Maine, being "Amended Lot 4", "Proposed Lot 5", "Proposed Lot 6" and "Proposed Lot 7" as shown on the recorded Plan entitled "Amended Subdivision Plan, Property located on Moose Ridge Hanover, Maine" prepared for John Booth by Jim Barker Professional Land Surveyor and approved by the Town of Hanover Planning Board on July 1, 2025 and recorded in the Oxford County Registry of Deeds as Plan No. 25-6148.

Also conveying the 50 wide right of way for ingress and egress and all utilities as shown on the recorded Plan entitled "Amended Subdivision Plan, Property located on Moose Ridge Hanover, Maine" prepared for John Booth by Jim Barker Professional Land Surveyor and approved by the Town of Hanover Planning Board on July 1, 205and recorded in the Oxford County Registry of Deeds as Plan No. 25-6148 and more particularly described in the Easement from Gore Line, LLC to Rod T. Sroczenski and Colleen M. Sroczenski, High Country Realty, LLC and Gore Line, LLC dated April 3, 2025 and recorded in the Oxford County Registry of Deeds in Book 5866, Page 801.

Subject to the right of others, their successors, heirs and assigns in and to the 50 wide right of way for ingress and egress and all utilities as shown on the recorded Plan entitled "Amended Subdivision Plan, Property located on Moose Ridge Hanover, Maine" prepared for John Booth by Jim Barker Professional Land Surveyor and approved by the Town of Hanover Planning Board on July 1, 205and recorded in the Oxford County Registry of Deeds as Plan No. 25-6148 and more particularly described in the Easement from Gore Line, LLC to Rod T. Sroczenski and Colleen M. Sroczenski, High Country Realty, LLC and Gore Line, LLC dated April 3, 2025 and recorded in the Oxford County Registry of Deeds in Book 5866, Page 801.

Also conveying a right of way easement for access and utilities from U.S. Route 2 over Emerson Road and Thoreau Road to the premises conveyed herein.

Being a portion of the property described in the warranty deed from John Booth to Gore Line, LLC dated April 14, 2022 and recorded in the Oxford County Registry of Deeds in Book 5715, Page 709.

The sole purpose of this corrective deed is correct an inadvertent error of a lot identification number in the prior warranty deed from Gore Line, LLC to High Country Realty, LLC recorded in the Oxford County Registry of Deeds in Book ~~5854~~ 5884, Page 783.

IN WITNESS WHEREOF my hand and seal this 7th day of NOVEMBER, 2025.

GORE LINE, LLC

John E. Booth, Authorized Manager

STATE OF MAINE
COUNTY OF OXFORD

Date: Nov. 7, 2025

Then personally appeared the above-named John E. Booth and acknowledged the foregoing instrument to be his free act and deed in his said capacity as Authorized Manager of Gore Line, LLC.

Before me,

Notary Public / ~~Attorney at Law~~
Print Name Veronica Lea Penley
My commission expires 11/02/2031

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