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DLN: 3918739

QUITCLAIM DEED WITH COVENANT

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FAYE BELLEFLEUR and **KENNETH D. TIMBERLAKE**, both of Livermore, County of Androscoggin, State of Maine, *as joint tenants*, for consideration paid, **grant** to **FAYE BELLEFLEUR** and **KENNETH D. TIMBERLAKE**, with a mailing address of 74 Hinkley Road, Livermore, Maine 04253, *as tenants in common*, with **quitclaim covenant**, real property situated in the **Town of Livermore**, County of Androscoggin, State of Maine, bounded and described as follows:

Parcel One: A certain lot or parcel of land situated on the westerly side of Hinkley Road, on **74 Hinkley Road, Livermore**, County of Androscoggin, State of Maine, bounded and described as follows:

BEGINNING at a 5/8" rebar capped PLS 1344 set in the corner of a stonewall on the southerly line of land now or formerly of the Hinkley Family Trust (Book 3228, Page 117) and the northerly sideline of Right of Way #2 depicted on Plan entitled "Berry Hill Acres Subdivision" prepared by Kachnovich Land Surveying, dated October 2005, recorded in the Androscoggin Registry of Deeds in Plan Book 44, Page 170, and marking the southeast corner of land being conveyed; THENCE North 6° 36' 23" East along land of said Hinkley and a stonewall Five Hundred Forty-two and fifteen hundredths (542.15) feet to an iron rebar found and a corner of land of said Hinkley; THENCE North 22° 23' 50" West along land of Hinkley and marked by a stonewall Three Hundred Thirteen and eighty-one hundredths (313.81) feet to an iron rebar found on the easterly corner of Lot 3 as shown on said Plan of Berry Hill Acres; THENCE South 32° 23' 42" West along line of said Lot 3 a distance of Two Hundred Nine and seventy hundredths (209.70) feet to a 5/8" rebar; THENCE South 09° 46' 23" West along the easterly sideline of Right of Way #2, a distance of Four Hundred Seventeen and thirty-four hundredths (417.34) feet to a 5/8" rebar; THENCE continuing along the easterly and northerly sideline along the curve depicted on said Plan to a 5/8" rebar set on the northerly side of Right of Way #2; THENCE continuing along the northerly side of Right of Way #2; THENCE continuing along the northerly sideline of Right of Way #2 to the iron rebar set in the stonewall corner and the being the POINT OF BEGINNING.

Meaning and intending to convey a portion of the premises described in the deed from Thomas M. Berry to Linda B. Timberlake and James D. Timberlake, dated August 7, 2012, recorded in the Androscoggin County Registry of Deeds in Book 8479, Page 204.

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ALSO conveying in common with Linda B. Timberlake and James D. Timberlake, their heirs and assigns, and Jessica Timberlake Woodcock and Scott A. Woodcock, (Book 6576, Page 172), their heirs and assigns, a Sixty (60) foot wide right of way for ingress and egress, and for installation and maintenance of utilities from the westerly sideline of the Hinkley Road, depicted as "Right of Way #2 on Plan of Berry Hill Acres", to the premises conveyed herein. Expenses relating to the maintenance, improvement or repair, and snowplowing and the like, shall be shared equally between the parties utilizing the right of way, EXCEPT that any damage to the right of way caused by one party shall be repaired by that party who shall bear the full cost of such repairs.

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Jessica Timberlake Woodcock and Scott A. Woodcock shall have a Right of First Refusal for the purchase of the premises conveyed herein for so long as they shall own the premises described in the deed at Book 6576, Page 172, and/or other land abutting the premises conveyed herein. The said Woodcocks may exercise the Right of First Refusal on the following terms and conditions. If at any time Kenneth D. Timberlake shall receive a bona fide offer from any person to purchase said premises, a true copy of the proposed contract shall be delivered to the said Woodcocks and they shall have the right within 15 days to accept the terms of said contract in their names, for the gross purchase price and on the terms specified in said contract. If the Woodcocks shall not so elect within that 15 days, Kenneth D. Timberlake may then sell the premises to the prospective third party buyer provided the sale is on the same terms and conditions and for the price set forth in the said contract delivered to the Woodcocks. The Right of First Refusal shall not be triggered by a mortgage, but shall run with the land and not be extinguished by such mortgage.

The above-described premises are shown on Tax Map R11, Lot 004, Sub A, Town of Livermore.

Being the same premises conveyed to Kenneth D. Timberlake and Faye Bellefleur from Kenneth D. Timberlake dated November 10, 2022, and recorded in the Androscoggin County Registry of Deeds in Book 11252, Page 20.

Parcel Two: A certain lot or parcel of land, situated westerly of Hinkley Road, so-called, but not adjacent to, and southerly of a 60 foot right-of-way, in the Town of Livermore, County of Androscoggin, and State of Maine, being more particularly bounded and described as follows, to wit:

BEGINNING at a 5/8 inch rebar, capped "PLS 2434", on the southerly side of land now or formerly of Linda B. Timberlake and James D. Timberlake (Book 8479, Page 204) and the southerly side of a 60 foot right-of-way from the westerly side of the said Hinkley Road and shown on a plan entitled "Final Survey Plan Berry Hill Acres Subdivision", dated September 2005, Surveyed by Kachnovich Land Surveying, and recorded in Plan Book 44, Page 170, said rebar being North 83° 46' 50" West, along the said southerly side of the 60 foot right-of-way, a distance of 310.03 feet from the said westerly side of Hinkley Road; THENCE,

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from the Point of Beginning, South 02° 45' 19" West, along remaining land now of Berry-Timberlake Real Estate Investment, LLC, a distance of 300.00 feet to a 5/8 inch rebar capped "PLS 2434"; THENCE, North 87° 14' 41" West, along remaining land now or previously of the Grantor herein, a distance of 300.00 feet to a 5/8 inch rebar capped "PLS 2434"; THENCE, North 87° 14' 41" West, along remaining land now of the Grantor herein, a distance of 250.00 feet to a 5/8 inch rebar capped "PLS 2434"; THENCE, North 02° 45' 19" East, along remaining land now or formerly of the Grantor herein, a distance of 367.23 feet to a 5/8 inch rebar capped "PLS 2343" on the said southerly side of the 60 foot right-of-way; THENCE, in a general easterly direction, along the said southerly side of the 60 foot right-of-way and a curve to the left, a distance of 167.31 feet to a point, said curve having a radius of 260.00 feet; THENCE, South 83° 46' 50" East, along the said southerly side of the 60 foot right-of-way, a distance of 97.60 feet to the POINT OF BEGINNING.

The above-described parcel of land contains 1.82 acres, more or less.

ALSO conveying a 60 foot wide right-of-way for access and utilities from the westerly side of Hinkley Road, so-called, being more particularly bounded and described as follows:

BEGINNING at a 5/8 inch rebar, capped "PLS 1134", on the said westerly side of Hinkley Road, at the southeasterly corner of land now or formerly of Marilyn Graham and Genevieve Clark (Book 7376, Page 240); THENCE, from the Point of Beginning, South 01° 57' 51" West, along the said westerly side of Hinkley Road, a distance of 60.17 feet to a point at the northeasterly corner of remaining land now of the Grantor herein; THENCE, North 83° 46' 50" West, along land now of the Grantor herein, a distance of 310.03 feet to a 5/8 inch rebar capped "PLS 2434" at the northeasterly corner of the above described parcel; THENCE, continuing, North 83° 46' 50" West, along the northerly side of the parcel conveyed herein, a distance of 97.60 feet to a point; THENCE, in a general westerly direction, along the said northerly side of the above described parcel and a curve to the right, a distance of 167.31 feet to a 5/8 inch rebar, capped "PLS 2434", said curve having a radius of 260.00 feet; THENCE, North 43° 05' 23" East, a distance of 60.00 feet to a point on the southerly line of land now of Kenneth D. Timberlake (Book 10658, Page 144); THENCE, along the southerly line of said Kenneth D. Timberlake, in a general easterly direction, and a curve to the left, a distance of 128.70 feet to a point; said curve having a radius of 200.00 feet; THENCE, South 83° 46' 50" East, continuing along the southerly line of Kenneth D. Timberlake, a distance of 81.91 feet to a 5/8 inch rebar, capped "PLS 1134" at a stonewall corner and the southwesterly corner of said land now or formerly of Graham and Clark; THENCE, continuing South 83° 46' 50" East, along said stonewall and said land now or formerly of Graham and Clark, a distance of 321.26 feet to the POINT OF BEGINNING.

Expenses relating to the maintenance, improvement or repair, and snowplowing and the like, shall be shared equally between the parties utilizing the right-of-way, EXCEPT that any damage to the right-of-way caused by one party shall be repaired by that party who shall bear the full cost of such repairs.

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All bearings are referenced to Magnetic North 2002.

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

Jessica Timberlake Woodcock and Scott A. Woodcock shall have a Right of First Refusal for the purchase of the premises conveyed herein for so long as they shall own the premises described in the deed at Book 6576, Page 172, and/or other land abutting the premises conveyed herein. The said Woodcocks may exercise the Right of First Refusal on the following terms and conditions. If at any time Kenneth D. Timberlake shall receive a bona fide offer frm any person to purchase said premises, a true copy of the proposed contract shall be delivered to the said Woodcocks and they shall have the right within 15 days to accept the terms of said contract in their names, for the gross purchase price and on the terms specified in said contract. If the Woodcocks shall not so elect within that 15 days, Kenneth D. Timberlake may then sell the premises to the prospective third-party buyer provided the sale is on the same terms and conditions and for the price set forth in the said contract delivered to the Woodcocks. The Right of First Refusal shall not be triggered by a mortgage, but shall run with the land and not be extinguished by such mortgage.

The above-described premises are shown on Tax Map R11, Lot 004, Sub C, Town of Livermore.

Being the same premises conveyed to Kenneth D. Timberlake and Faye Bellefleur from Kenneth D. Timberlake dated November 10, 2022, and recorded in the Androscoggin County Registry of Deeds in Book 11252, Page 20.

WITNESS our hands and seals this 2nd day of June, 2026.

Witness

Witness

FAYE BELLEFLEUR

KENNETH D. TIMBERLAKE

STATE OF MAINE
ANDROSCOGGIN, SS.

June 2, 2026

Then personally appeared before me the above-named **Kenneth D. Timberlake** and **Faye Bellefleur** and acknowledged the foregoing instrument to be their free act and deed.

Meredith W. Scott, Attorney-at-Law

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No Transfer Tax Paid
TINA M. CHOUINARD, REGISTER
ANDROSCOGGIN COUNTY MAINE E-RECORDED