Receipt # 104042 KNOX SS. RECEIVED
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Instr # 2018-3994
ATTEST:Lisa J.Simmons, Knox Co Registry of Deeds

Warranty Deed

RONALD I. MOORE, also known as RONALD MOORE, of Washington, Knox County, Maine, for consideration paid, grants to EVAN W. JONES, of Newcastle, Lincoln County, Maine, with Warranty Covenants, a certain lot or parcel of land situated in Washington, County of Knox, State of Maine, bounded and described as follows:

REAL ESTATE TRANSFER TAX PAID

BEGINNING at an rod set in the Northerly line of a right-of-way, which rod marks the Southerly corner of lot number 6 as shown on a plan entitled "STANDARD BOUNDARY SURVEY for Leslie & Delia MOORE Heirs dated 1/22/89"; thence turning and running North 39° 1' 20' East along the Southerly line of lot 6 as shown on said plan a distance of five hundred eighty five and seven-tenths (585.7) feet to a rod set; thence continuing same course along the southerly line of land now or formerly of Creamer (Book 366, Page 438) a distance of one thousand two hundred ninety one (1,291) feet to a rod set, which rod also marks the Northeasterly corner of land now or formerly of Schmitt (Book 536, Page 636); thence turning and running South 44° 51' West along the Easterly line of said Schmitt, now or formerly, a distance of five hundred fifty and one-tenth (550.1) feet to a rod set in the Northerly line of Paley, now or formerly, (Book 547, Page 175); thence turning and running South 38° 18' 20" East, along the Northerly line of said Paley, now or formerly, and partially along a stone wall a distance of two thousand two hundred sixty six and one-tenth (2,266.1) feet to the Northerly side of a right of way; thence turning and running North 13° 4' 35" East along the Northerly side of a right of way a distance of seven hundred twenty nine and two-tenths (729.2) feet, more or less, to the rod marking the place of beginning.

Containing 26.6 acres.

Meaning and intending to convey and hereby conveying lot number 12 on plan entitled "STANDARD BOUNDARY SURVEY for Leslie & Delia MOORE Heirs dated 3/22/89", a copy of which is attached hereto.

TOGETHER WITH a perpetual right and easement, in common with the Grantor, his heirs and assigns and others, to pass and repass on foot and with vehicles at any or all times and to construct, lay, relay, repair, maintain, replace and remove utility pipes and mains, and poles and wires with all necessary fixtures and appurtenances upon, under or over a 50.0 foot strip of land described in a deed from this Grantor to this Grantee and others as described in a deed from M&M Excavation, Inc. to this Grantor, recorded in the Knox County Registry of Deeds at Book 2352, Page 75.

In exercise of the within conveyed right and easement, the Grantee, his heirs and assigns, shall not unreasonably interfere with said rights in common of Grantor, his

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heirs and assigns.

No buildings or structures which unreasonably impede access over said 50.0 foot wide strip of land shall be constructed thereon and Grantee, his heirs and assigns, shall, following any exercise of the rights granted herein, restore the surface of said 50.0 foot wide strip of land to substantially its condition prior to said exercise.

By accepting this deed, the Grantee, his successors and assigns, agree to pay their proportionate share of the cost to maintain said road, including the cost to plow snow.

The Grantor, his successors and assigns, specifically reserves the right to convey additional right-of-way easements, and other rights in said road, including right-of-way easements that benefit lots not shown on the plan entitled: "Standard Boundary Survey for Lester & Delia Moore Heirs" dated 3-22-89 by James D. Jolicoeur.

For reference see deed of Merton C. Moore, Personal Representative of the Estate of Delia E. Moore, to Ronald Moore dated and recorded in the Knox County Registry of Deeds at Book 1465, Page 56.

Also being a portion of the land in the deed of Verona F. Steinmeyer, Merton C. Moore, Valerie K. Moore, fka Valerie K. Blake, and Valeta Ross to Ronald I. Moore dated November 30, 2000 and recorded at the Knox County Registry of Deeds in Book 2542, Page 251.

SUBJECT TO the Declaration of Covenants of Moore Road Association as recorded in the Knox County Registry of Deeds at Book 2452, Page 2 and as may be amended.

SUBJECT TO utility easements of record.

Witness RONALD I. MOORE hand and seal this 7 day of May, 2018.

Witness

Ronald I. Moore
RONALD I. MOORE

ES

State of Maine
County of Lincoln, ss May 7, 2018

Then personally appeared the above named RONALD I. MOORE and acknowledged the foregoing instrument to be his free act and deed.

Before me,

~~Notary Public~~/Attorney at Law
Printed Name: Robert B. Chandler Esq
My Commission Expires: N/A

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