BOOK 6622 PG 95 # 2024010956
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MELISSA L. RICHARDSON, REGISTER
AROOSTOOK COUNTY, ME SOUTH
E-RECORDED
No Maine Real Estate Transfer Tax Paid

WARRANTY DEED
MAINE STATUTORY SHORT FORM

John Thomas Latham of Greenville, State of South Carolina, for consideration paid, grants to **Gina Gooding Latham, Trustee of the Gina Gooding Latham Revocable Trust,** with a mailing address of 122 Parkins Lake Road, Greenville, SC 29607, with **Warranty Covenants**, the following described real estate in Caribou, County of Aroostook, State of Maine, being more particularly described as follows:

Parcel One:

A certain lot or parcel of land situated in Caribou, in the County of Aroostook and State of Maine, formerly "I" Township, being parts of Lot numbered one hundred seventy-one (171) and Lot numbered one hundred seventy-two (172), bounded and described as follows, to wit:

All of said Lots numbered one hundred seventy-one (171) and one hundred seventy-two (172) that are situated southerly and southwesterly of the Plante Road, so-called.

The southerly boundary line of the above-described premises are identified, in part, by a field road running in an east-west direction from the Plante Road marking the southerly line of Lots 171 and 172 and the northerly line of Lots 75 and 170.

EXCEPTING AND RESERVING unto the Grantors, their heirs and assigns, a perpetual easement for access by all types of vehicles, farm equipment, and persons over any part of the existing field road that presently crosses over the parcel conveyed herein, which field road provides access to land now or formerly owned by Rickey Bouchard as described in a Deed of Distribution from the Estate of Maynard L. Bouchard to Rickey Bouchard dated December 22, 2005 and recorded at the Southern Aroostook Registry of Deeds in Volume 4444, Page 162, conveying Lots 75 and 170, said Lots being the land benefitted by this easement.

ALSO EXCEPTING AND RESERVING, however, the following described parcel of land: Commencing at the point of intersection of the southerly bound of the Plante Road, so-called, with the border between the City of Caribou and the Town of New Sweden; thence in an easterly direction along said southerly bound of the Plante Road a distance of seven hundred sixty (760') feet to a point; thence in a southerly direction and running perpendicular to the southerly bound of the Plante Road a distance of five hundred seventy-five (575') feet to a point; thence in a westerly direction, and running parallel to the southerly bound of the Plante Road, a distance of seven hundred sixty (760' ±), more or less, to the Caribou/New Sweden border; thence in a northerly direction following said border between the City of Caribou and Town of New Sweden a distance of five hundred seventy-five (575') feet, more or less, to the point of beginning.

BEING PART, AND ONLY A PART, of (a) those premises conveyed to ROBERT A. ORIFFETH and MARLENE A. GRIFFETH by Quitclaim Deed of the United States of America

dated January 17, 1972 and recorded at the Southern Aroostook Registry of Deeds in Volume 1097, Page 292, and (b) of those premises conveyed to ROBERT A. GRIFFETH and MARLENE A. GRIFFETH by Warranty Deed of HARVEY A. ANDERSON and DOROTHY T. ANDERSON dated June 17, 1982 and recorded at the Southern Aroostook Registry of Deeds in Volume 1599, Page 32.

Parcel One being the same premises conveyed to John Thomas Latham by Warranty Deed of Robert A. Griffeth and Marlene A. Griffeth recorded in said Registry in Book 5958, Page 189.

Parcel Two:

Lot numbered one hundred seventy-three (173) in the North half of Caribou, formerly "I" Township, containing one hundred forty-two and sixty-three one-hundredths (142.63) acres, more or less, and being the same premises conveyed to Leonard A. Soderberg by Warranty Deed of Carl J. Soderberg dated January 2, 1914, recorded in the Southern Aroostook Registry of Deeds in Vol. 272, Page 120, and being the same premises conveyed to Fred LaFrancois, also known as Alfred LaFrancois, and Lucy LaFrancois, by Warranty Deed of Malvin E. Anderson dated July 8, 1957, recorded in said Registry of Deeds in Vol. 721, Page 191.

Excepting and Reserving however from the above described parcel, that piece or parcel of land used for house lot purposes more particularly described as follows, to wit:

Commencing at the intersection of the town line between the towns of New Sweden, Maine, and Caribou, Maine, and the Northerly margin of the East Road, so-called, in said Caribou; thence Easterly along the said Northerly margin of said East Road, so-called, four hundred forty-three feet (443') to an iron pin there situate for the point and place of beginning; thence North twenty degrees ten minutes East (N 20° 10' E) one hundred eighteen feet eight inches (118.8') more or less, to an iron pin; thence North sixty-nine degrees fifty minutes West (N 69° 50' W) one hundred sixty-nine feet (169') more or less, to an iron pin; thence South twenty degrees ten minutes West (S 20° 10' W) one hundred eighteen feet eight inches (118.8') more or less, to an iron pin situate on the said Northerly margin of said East Road, so-called; thence South sixty-nine degrees fifty minutes East (S 69° 50' E) and along the Northerly margin of said East Road, so-called, one hundred sixty-nine feet (169') more or less, to the point and place of beginning.

Meaning and intending to convey Third Parcel of those premises conveyed to Robert A. Griffeth and Marlene A. Griffeth, as Joint Tenants, by Quitclaim Deed of the United States of America dated January 17, 1972 and recorded at the Southern Aroostook Registry of Deeds in Volume 1097, Page 292.

Excepting and reserving, however, any of the above-described Lot numbered one hundred seventy-three (173) as may lie southerly of the Plante Road, so-called, and be situated within the bounds of that certain 575' x 760' parcel excepted and reserved by Robert A. Griffeth and Marlene A. Griffeth in their Warranty Deed to John Thomas Latham, Jr. dated November 6, 2019 and recorded at the Southern Aroostook Registry of Deeds in Volume 5958, Page 189.

Parcel Three:

The following described piece or parcel of real estate situated in Caribou in said County of Aroostook described as follows, to wit:

The West half of lot numbered one hundred seventy-two (172) in that part of said Caribou which was formerly Township "I". The dividing line of said lot shall be the brook that runs North and South across said lot, and being the same premises conveyed to Carl J. Soderberg by deed of John O.E. Soderberg and Carl A. Soderberg dated March 2, 1912, and recorded in the Southern Aroostook Registry of Deeds in Volume 260, Page 20.

Being also the same premises as described in a Warranty Deed from C. A. Soderberg, et als, to Harvey A. Anderson and Dorothy T. Anderson dated March 26, 1946, recorded in Southern Aroostook Registry of Deeds in Volume 569, Page 591.

Meaning and intending to convey those premises conveyed to Robert A. Griffeth and Marlene A. Griffeth by Warranty Deed of Harvey A. Anderson and Dorothy T. Anderson dated June 17, 1982 and recorded at the Southern Aroostook Registry of Deeds in Volume 1599, Page 32.

Excepting and reserving, however, that portion of said west half of lot numbered one hundred seventy-two (172) that lies southerly and southwesterly of the Plante Road, so-called, said excepted and reserved premises having been previously conveyed to John Thomas Latham, Jr. by Warranty Deed of Robert A. Griffeth and Marlene A. Griffeth dated November 6, 2019 and recorded at the Southern Aroostook Registry of Deeds in Volume 5958, Page 189.

Also excepting and reserving, however, the public right-of-way known as Cedar Hill Lane, so-called, crossing the above-described premises.

Parcel Four:

Any portion of Lot numbered one hundred seventy-one (171) that is situated northerly and north-easterly of the Plante Road, so-called.

Meaning and intending to convey any part of those premises described as First Parcel of those premises conveyed to Robert A. Griffeth and Marlene A. Griffeth, as Joint Tenants, by Quitclaim Deed of the United States of America dated January 17, 1972 and recorded at the Southern Aroostook Registry of Deeds in Volume 1097, Page 292, that are situated on the northly side of the Plante Road, so-called.

Parcel Two, Three and Four being the same premises conveyed to John Thomas Latham by Warranty Deed of Robert A. Griffeth and Marlene A. Griffeth recorded in said Registry in Book 6368, Page 270.

Witness my hand and seal this 12 day of November, 2024

Witness

John Thomas Latham

State of South Carolina
County of Greenville

Nov. 12, 2024

Personally appeared the above named John Thomas Latham and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public

Faye B. Hall

Printed Name:

Commission Expires: My Commission Expires June 21, 2026

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