

Receipt # 232016



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Pages 7

DEED

Instr # 15703

Cherri L Crockett Register of Deeds

OXFORD COUNTY

QUITCLAIM DEED

MAINE REAL ESTATE
TRANSFER TAX PAID

DANIEL L. CUMMINGS, Trustee of the Supplemental Care Trust for the Benefit of Irene

H. Mills, of Portland, Cumberland County, Maine, being the trust created by the Last Will and Testament of Sterling A. Mills, for consideration paid, hereby conveys to **Big Buck Properties, LLC**, a Maine limited liability company with an address of 200 Auburn, Road, Turner, Maine 04282, with quitclaim covenant, the following described real property, with any improvements thereon, situate in **Albany Township, Town of Greenwood, Town of Norway, Town of Woodstock**, Oxford County, State of Maine, described as follows:

Parcel One, Albany Township:

Being the same premises described in (1) A Warranty Deed from Ralph H. Kimball to Penley & Mills, Inc., dated July 28th, 1969, recorded Oxford County Registry of Deeds Book 675, Page 511; and (2) A Warranty Deed from Mary Eva Dean to Penley & Mills, Inc., dated July 28, 1969, recorded in Book 682, Page 332, of the Oxford County Registry of Deeds. Parcel One being the same premises described in the deed of Penley & Mills, Inc. to Sterling A. Mills, dated June 11, 2003, recorded in Volume 3309, Page 346 of the Oxford County Registry of Deeds. Meaning and intending to convey the lot identified on Map OX016, Plan 01, Lots 84 and 123.

Parcel Two, Town of Norway:

Being the premises described in the deed of Norway National Bank Trustee under the last Will and Testament of Norman O. Mills to Sterling A. Mills, dated December 10, 1979, recorded in Volume 1061, Page 147 of the Oxford County Registry of Deeds. EXCEPTING from Parcel Two the following out-conveyances all as recorded in the Oxford County Registry of Deeds:

1. Deed from Sterling Mills to Wayne Syphers and Anne Syphers dated October 3, 1986 and recorded in Volume 1427, Page 86.
2. Deed from Sterling A. Mills to Jeffery Mills and Tammy Mills dated December 24, 1990 and recorded in Volume 1824, Page 1.
3. Deed from Sterling A. Mills to W. Scott Brown dated June 30, 2006, and recorded in Volume 3963, Page 112.

Meaning and intending to convey the lot identified on the tax maps of the Town of Norway as Lot 2, Map 11.

Parcel Three, Town of Greenwood:

Being the property in the Town of Greenwood bequeathed and devised to Sterling A. Mills by the Abstract of the Will of Norman O. Mills, approved by the Judge of Probate for the County of Cumberland, July 6, 1976, recorded in Oxford County Registry of Deeds in Volume 981, Page 194, except the home of the late Norman O. Mills located in Greenwood, Maine.

ALSO EXCEPTING from Parcel Three the following out-conveyances all as recorded in the Oxford County Registry of Deeds:

1. Deed of Albert Penley and Sterling A. Mills to Leonard Maglione and Elizabeth Maglione, dated July 25, 1978, recorded in Volume 1000, Page 78.
2. Deed of Albert W. Penley and Sterling Mills to The Inhabitants of the Town of Greenwood, dated August 24, 1979, recorded in Volume 1049, Page 71.
3. Deed of Sterling A. Mills to Malcolm Billings and Tamara Billings, dated October 17, 1979, recorded in Volume 1055, Page 231.
4. Deed of Sterling A. Mills to William Beyenberg and Marilyn J. Beyenberg, dated October 15, 1982, recorded in Volume 1178, Page 152.
5. Deed of Sterling A. Mills and Albert Penley to The Inhabitants of the Town of Greenwood, dated November 25, 1983, recorded in Volume 1240, Page 109.
6. Deed of Sterling A. Mills to Joseph R. Dubois, dated February 14, 1984, recorded in Volume 1247, Page 160.
7. Deed of Albert Penley and Sterling Mills to Penley Timberlands, Inc., dated May 16, 1985, recorded in Volume 1321, Page 34.
8. Deed of Sterling A. Mills to Shane M. Billings and Jason N. Billings, dated December 23, 1985, recorded in Volume 1363, Page 136.
9. Deed of Sterling A. Mills to Robert A. Richard and Phyllis E. Richard, dated November 30, 1987, recorded in Volume 1528, Page 60.
10. Deed of Sterling A. Mills to Robert J. Frye and Susan Jane Lentz, dated December 24, 1987, recorded in Volume 1537, Page 307.
11. Deed of Sterling A. Mills to Betsey A. Cummings, dated December 24, 1987, recorded in Volume 1541, Page 125.
12. Deed of Sterling A. Mills to Tamara I. Billings, dated December 24, 1987, recorded in Volume 1541, Page 124.
13. Deed of Albert W. Penley and Sterling A. Mills to The Inhabitants of the Town of Greenwood, dated December 15, 1987, recorded in Volume 1551, Page 32.

14. Deed of Sterling A. Mills to Thomas A. Redman, dated January 1, 1989, recorded in Volume 1626, Page 199.
15. Deed of Sterling A. Mills to Betsey A. Cummings, dated March 23, 1989 and recorded in Volume 1657, Page 250.
16. Deed of Sterling A. Mills to Betsey A. & Daniel L. Cummings, dated December 26, 1990, recorded in Volume 1785, Page 208.
17. Deed of Sterling A. Mills to Elden R. and Barbara B. Hathaway, dated September 26, 1992, recorded in Volume 1943, Page 339.
18. Deed of Sterling A. Mills to Tamara I. Billings and Betsey A. Cummings as Trustees of JOBPARCS Trust, dated December 15, 1993, recorded in Volume 2079, Page 122.
19. Deed of Sterling A. Mills to Central Maine Power Company, dated July 13, 1994, recorded in Volume 2149, Page 198.
20. Deed of Sterling A. Mills to Tamara I. Billings and Betsey A. Cummings as Trustees of JOBPARCS Trust, dated December 28, 1994, recorded in Volume 2195, Page 278.
21. Deed of Sterling A. Mills to Betsey A. Cummings, Tamara I. Billings and Sterling A. Mills as Trustees of JOBPARCS Trust, dated December 30, 1998, recorded in Volume 2660, Page 165.
22. Deed of Sterling A. Mills to Central Maine Power Company, dated May 4, 1999, recorded in Volume 2725, Page 221.
23. Deed of Sterling A. Mills and Albert W. Penley, a/k/a Alberst Penley to Central Maine Power Company, dated May 4, 1999, recorded in Volume 2740, Page 347.
24. Deed of Sterling A. Mills to Daniel R. Patnaude and Jayne K. Patnaude, dated May 17, 2001, recorded in Volume 2943, Page 273.
25. Deed of Sterling A. Mills, et al. to Tamara I. Billings, dated January 16, 2003, recorded in Volume 3230, Page 302, Corrected by Deed of Sterling A. Mills to Tamara I. Billings, dated March 24, 2003, recorded in Volume 3263, Page 121.
26. Deed of Sterling A. Mills to Lawrence T. P. Stifler and Mary McFadden, dated March 24, 2003, recorded in Volume 3270, Page 23.
27. Deed of Sterling A. Mills to Jason N. Billings and Gina M. Billings, dated March 17, 2009, recorded in Volume 4425, Page 87.
28. Deed of Sterling A. Mills to Betsey A. Cummings and Tamara I. Hoy, Co-Trustees of JOBPARCS Trust, dated October 21, 2013, recorded in Volume 5078, Page 319.
29. Deed of Sterling A. Mills to Charles L. Finger, dated October 3, 2013, recorded in Volume 5047, Page 199.
30. Deed of Sterling A. Mills to Penley & Mills, Inc., dated October 15, 2015, recorded in Volume 5257, Page 568.
31. Deed of Sterling A. Mills to Sterling A. Mills, Tamara I. Hoy and Betsey A. Cummings, Co-Trustees of JOBPARCS Trust, dated December 27, 2006, recorded in Volume 4069, Page 230.
32. Deed of Daniel L. Cummings, Trustee of the Supplemental Care Trust for the Benefit of Irene H. Mills to Jason Billings dated December 14, 2023, recorded in Book 5791, Page 193.

Meaning and intending to convey the lots described in the tax maps of the Town of Greenwood as Lot 12, Map R-8 and Lot 14, Map R-13 (less the conveyance described in #32 above).

Parcel Four, Town of Woodstock:

Being the property in the Town of Woodstock bequeathed and devised to Sterling A. Mills by the Abstract of the Will of Norman O. Mills, approved by the Judge of Probate for the County of Cumberland, July 6, 1976, recorded in Oxford County Registry of Deeds in Volume 981, Page 194. ALSO EXCEPTING from Parcel Four the following out-conveyances all as recorded in the Oxford County Registry of Deeds:

1. Deed of Norman O. Mills and Sterling A. Mills to Gladys E. Cole, dated October 14, 1960, recorded in Volume 601, Page 54.
2. Deed of Norman O. Mills and Sterling A. Mills to Harland E. Harlow, et al. dated June 22, 1961, recorded in Volume 602, Page 187.
3. Deed of Norman O. Mills and Sterling A. Mills to Ned E. and Joan B. Herrick, Jr., dated June 21, 1957, recorded in Volume 637, Page 17.
4. Deed of Norman Mills and Sterling Mills to the State of Maine, dated April 5, 1967, recorded in Volume 665, Page 257.
5. Deed of Sterling A. Mills to Harland E. Harlow and Roberta H. Harlow, dated May 27, 1975, recorded in Volume 861, Page 47.
6. Deed of Sterling A. Mills to Elden R. Hathaway and Barbara Hathaway, dated February 17, 1977, recorded in Volume 967, Page 14.
7. Deed of Sterling A. Mills to O'Neil T. Mills, dated December 8, 1978, recorded in Volume 1017, Page 123.
8. Deed of Sterling A. Mills to Timothy S. Mills and Sterling A. Mills, dated December 24, 1982, recorded in Volume 1188, Page 106.
9. Deed of Sterling A. Mills to Inhabitants of the Town of Woodstock, dated November 26, 1985, recorded in Volume 1360, Page 84.
10. Deed of Sterling A. Mills to Ronald Easter and Bernice Easter, dated October 3, 1986, recorded in Volume 1426, Page 348.
11. Deed of Sterling A. Mills to Ronald Wise and Norma Wise, dated February 19, 1987, recorded in Volume 1506, Page 181.
12. Deed of Sterling A. Mills to Tamara I. Billings, dated October 16, 1987, recorded in Volume 1516, Page 154.
13. Deed of Sterling A. Mills to Timothy S. Mills, dated December 24, 1987, recorded in Volume 1541, Page 122.
14. Deed of Sterling A. Mills to Betsey A. Cummings, dated November 27, 1987, recorded in Volume 1541, Page 126.

15. Deed of Sterling A. Mills to Jeffery N. Mills, dated February 14, 1988, recorded in Volume 1554, Page 302.
16. Deed of Sterling A. Mills and Albert W. Penley to Lisa J. Cotton, dated August 18, 1988, recorded in Volume 1599, Page 85.
17. Deed of Sterling A. Mills to Irene H. Mills, dated December 25, 1988, recorded in Volume 1626, Page 325.
18. Deed of Sterling A. Mills to Tamara and Malcolm Billings, dated December 25, 1990, recorded in Volume 1784, Page 162, re-recorded in Volume 1891, Page 315.
19. Deed of Sterling Mills to Marion Billings, dated December 8, 1978, recorded in Volume 1801, Page 88.
20. Deed for Utility Easement of Sterling A. Mills to Greenwood Mountain Homes, Inc., dated April 15, 1992, recorded in Volume 1891, Page 321.
21. Deed of Sterling Mills to Gwylon Dresser and Janet L. Dresser, dated December 20, 1996, recorded in Volume 2399, Page 110.
22. Deed of Sterling A. Mills to Tamara I. Billings and Betsey A. Cummings, Trustees of the JOBPARCS Trust, dated March 15, 1996, recorded in Volume 2317, Page 289.
23. Deed of Sterling A. Mills to Betsey A. Cummings, dated December 31, 1996, recorded in Volume 2403, Page 282.
24. Deed of Sterling A. Mills to Central Maine Power Company, dated May 4, 1999, recorded in Volume 2725, Page 221.
25. Deed of Sterling A. Mills to Frederick Rogers and Candace Rogers, dated October 16, 2000, recorded in Volume 2886, Page 103.
26. Deed of Sterling A. Mills to Lloyd L. Poland, dated February 20, 2001, recorded in Volume 2911, Page 76.
27. Easement Deed of Sterling A. Mills to Betsey A. Cummings and Tamara I. Billings and Sterling A. Mills as Co-Trustees of JOBPARCS Trust, dated March 2, 2001, recorded in Volume 2914, Page 306.
28. Deed of Sterling A. Mills to Frederick Rogers and Candace Rogers, dated June 28, 2002, recorded in Volume 3168, Page 161.
29. Deed of Sterling A. Mills to Robert A. Armstrong and Hildegard N. Armstrong, dated October 17, 2003, recorded in Volume 3417, Page 13.
30. Deed of Sterling A. Mills to Pierre A. Desautels and Charlene R. Desautels, dated December 14, 2005, recorded in Volume 3857, Page 257.
31. Deed of Sterling A. Mills to Sterling A. Mills, Tamara Ashbury, f/k/a Tamara I. Billings and Betsey A. Cummings, Co-Trustees of the JOBPARCS Trust, dated December 30, 2005, recorded in Volume 3867, Page 246.
32. Deed of Sterling A. Mills to Sterling A. Mills, Tamara I. Hoy and Betsey A. Cummings, Co-Trustees of JOBPARCS Trust, dated December 27, 2006, recorded in Volume 4069, Page 230.
33. Deed of Sterling A. Mills to Irene H. Mills, dated February 25, 2010, recorded in Volume 4563, Page 257.

34. Deed of Sterling A. Mills to Betsey A. Cummings and Daniel L. Cummings, dated March 18, 2013, recorded in Volume 4969, Page 261.
35. Easement Deed of Sterling Mills to Phillip A. Farrington and Martha B. Farrington, dated May 24, 2016, recorded in Volume 5285, Page 219.
36. Right of Way/Easement Release Deed of Sterling A. Mills to Aaron Wiggin, Allison E. Wiggin, Benjamin A.E. Wiggin, and Amie Carabello, dated September 7, 2016, recorded in Volume 5305, Page 449.

Parcel Five, Town of Woodstock:

Being the same premises described in the deed of Norman O. Mills to Sterling A. Mills, dated October 14, 1970, recorded in Volume 676, Page 269 of the Oxford County Registry of Deeds. EXCEPTING from Parcel Five the following described premises all as recorded in the Oxford County Registry of Deeds:

1. Deed of Norman O. Mills and Sterling A. Mills to Edward W. Qualey and Joan B. Qualey, dated October 10, 1969, recorded in Volume 726, Page 16.
2. Deed of Sterling A. Mills to Harland E. Harlow and Robert H. Harlow dated May 27, 1975 and recorded in Volume 861, Page 47.
3. Deed of Sterling A. Mills to Morris W. Reynolds and Winfield M. Reynolds, dated January 14, 1976, recorded in Volume 884, Page 138.
4. Deed of Sterling A. Mills to Frank E. Landry and Patricia A. Landry, dated June 7, 1976, recorded in Volume 899, Page 115.
5. Deed of Sterling A. Mills to Malcolm L. Billings and Tamara I. Billings, dated March 17, 1977, recorded in Volume 1025, Page 69.
6. Deed of Sterling A. Mills to Osman V. Hart and Kellie W. Hart, dated June 24, 1977, recorded in Volume 945, Page 75.

As for Parcels Four and Five herein, meaning and intending to convey those lots identified on the tax maps of the Town of Woodstock as Lots 10 and 17, Map 4; Lot 10, Map 11; Lots 11, 12, 13, 14, 17, and 18, Map 13.

Parcel Six, Town of Woodstock:

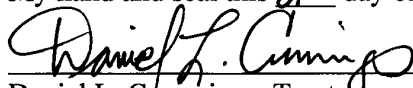
Being the same premises described in the deed of Betsey A. Cummings to Sterling A. Mills, dated December 3, 2015, recorded in Volume 5257, Page 570 of the Oxford County Registry of Deeds. ALSO CONVEYING the Memorandum of Highway Entrance Permit Waiver of the Maine Department of Transportation to Sterling A. Mills, dated September 20, 2018, recorded in Volume

5432, Page 317 of the Oxford County Registry of Deeds. ALSO CONVEYING an Easement situate in Woodstock, described in the deed of Dexter Stowell, Trustee of the Last Will and Testament of H. Kirke Stowell to Sterling Mills, dated July 16, 1975, recorded in Volume 864, Page 16 of the Oxford County Registry of Deeds. ALSO CONVEYING all interest in the Plan Showing a Standard Boundary Survey for Sterling A. Mills, Woodstock, Maine, dated December 7, 1987, recorded in Map File #229 of the Oxford County Registry of Deeds, Instr. No. 2271. ALSO CONVEYING an Easement situate in Woodstock, described in the deed of Clifford Howe and Ruth Howe to Sterling A. Mills, dated May 8, 1991, recorded in Volume 1800, Page 113 of the Oxford County Registry of Deeds.

SUBJECT TO the Easement of Sterling A. Mills to Central Maine Power Company, dated November 12, 1976, recorded in Volume 929, Page 116 of the Oxford County Registry of Deeds; the Easement of Sterling A. Mills to Central Maine Power Company, dated July 22, 1977, recorded in Volume 953, Page 130 of the Oxford County Registry of Deeds; the Easement of Sterling A. Mills and Irene H. Mills to Central Maine Power Company, dated June 29, 1988, recorded in Volume 1631, Page 284 of the Oxford County Registry of Deeds; the Easement Deed of Sterling A. Mills to Bryant Pond Telephone, dated June 8, 1994, recorded in Volume 2129, Page 216 of the Oxford County Registry of Deeds; to the Standard Easement of Sterling A. Mills to Central Maine Power Company and Oxford West Telephone & Telegraph Company, dated August 29, 2005, recorded in Volume 3863, Page 295 of the Oxford County Registry of Deeds.

Meaning and intending to convey the lot shown on the tax maps of the Town of Woodstock as Lot 6, Map 5.

My hand and seal this 26th day of December 2023.



Daniel L. Cummings, Trustee

STATE OF MAINE
ANDROSCOGGIN, ss.

Dated: December 26, 2023

Personally appeared the above-named Daniel L. Cummings, Trustee of the Supplemental Care Trust for the Benefit of Irene H. Mills, and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before me,


Attorney-at-law
Kendll A. Ricker, Esq., MBN:5342