

WARRANTY DEED

I, EDMOND R. BERRY, SR., of 139 River Road, Carthage, ME 04224,

FOR CONSIDERATION PAID, grant to CHARLES H. WELLS, JR., of 5 Marion Road, North Billerica, MA 01862,

with WARRANTY COVENANTS, the land in CARTHAGE, FRANKLIN County, State of MAINE, to wit,

A certain lot or parcel of land situated on the easterly side of Green Acres Road, in the Town of CARTHAGE, County of FRANKLIN, State of MAINE, bounded and described as follows:

BEGINNING at an iron pin set on the easterly sideline of Green Acres Road, at the southwesterly corner of LOT 1 as shown on a plan of Green Acres Subdivision, dated July 22, 2007, and recorded in the Franklin County Registry of Deeds, in Plan File #4720;

THENCE North 60 Degrees 08 Minutes 20 Second East, along the southerly line of said LOT 1, a distance of 2592.93 FEET, to a timber post on the line between the Town of CARTHAGE and PERKINS TOWNSHIP, said timber post marking the southeasterly corner of said LOT 1;

THENCE South 19 Degrees 34 Minutes 12 Seconds East, along said line between the Town of CARTHAGE and PERKINS TOWNSHIP, a distance of 1426.11 FEET, to an iron pin set, and marking the northeasterly corner of other land of Edmond R. Berry, Sr.;

THENCE South 59 Degrees 36 Minutes 43 Seconds West, along the northerly line of other land of Edmond R. Berry, Sr., a distance of 2739.54 FEET, to an iron pin set, and marking the northwesterly corner of other land of Edmond R. Berry, Sr.; said pin being located in the easterly line of LOT 4 as shown on said plan of Green Acres Subdivision, dated and recorded, as aforesaid;

THENCE North 19 Degrees 05 Minutes 02 Seconds West, along the easterly line of LOT 4 as shown on said plan of Green Acres Subdivision, dated and recorded, as aforesaid, a distance of 800.47 FEET, to an iron pin set on the southerly bound of said Green Acres Road;

THENCE along said Green Acres Road, in a general easterly, northeasterly and northerly direction, to the POINT OF BEGINNING.

Lot A
Maine Real Estate
Transfer Tax Paid

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Berry to Wells

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The above described parcel of land contains 86.1 ACRES, more or less, in area.

Bearings are referenced to grid north.

Being a part of the property conveyed to Edmond R. Berry, Sr. by Sharon A. Theriault by her warranty deed dated May 31, 2006, and recorded in the Franklin County Registry of Deeds on June 2, 2006, in Book 2765, at Page 162.

This conveyance INCLUDES and is SUBJECT to all rights, easements, privileges and appurtenances belonging to the premises hereinabove described, INCLUDING a right of way for all legal purposes, including utilities, over the roads leading from the easterly side of Route 142 to the above described property. In this connection, specific reference is made to the following Easement Deeds:

- 1) ESE, LLC to Moose Mountain Acres LLC, Edmond R. Berry, Sr., Bruce D. Adams, Maureen A. Adams, Paul T. Grover and Indira Grover, dated August 16, 2006, and recorded in the Franklin County Registry of Deeds on August 31, 2006, in Book 2803, at Pages 329 to 331;
 - 2) Moose Mountain Acres LLC to ESE, LLC, Edmond R. Berry, Sr., Bruce D. Adams, Maureen A. Adams, Paul T. Grover and Indira Grover, dated August 15, 2006, and recorded in the Franklin County Registry of Deeds on August 31, 2006, in Book 2803, at Pages 332 to 334;
 - 3) Edmond R. Berry, Sr. to Moose Mountain Acres LLC; ESE, LLC; Bruce D. Adams and Maureen A. Adams, dated August 15, 2006, and recorded in the Franklin County Registry of Deeds on August 31, 2006, in Book 2803, at Pages 335 and 336;
 - 4) Edmond R. Berry, Sr. to Vaplands, Inc.; temporary easement effective from October 28, 2007 until April 30, 2012, dated December 28, 2007 and recorded in the Franklin County Registry of Deeds on January 9, 2008, in Book 2987, at Pages 281 to 283.
- ALSO CONVEYING a 50 FOOT wide right of way across the southerly corner of LOT 2 and across the southerly corner of LOT 1, to the parcel of land above described and conveyed, the location of said right of way being shown on said Plan #4720.

WARRANTY DEED

Berry to Wells

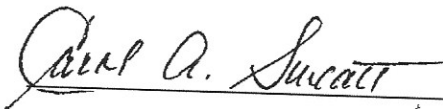
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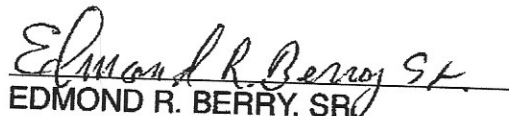
This conveyance is made with the following express conditions which the within grantee, his heirs and assigns, by his acceptance and recording hereof, covenant to observe:

1. No subdivision of this lot will be permitted for a period of 5 years after the date hereof.
2. The within grantee, together with the owners of the lots within the Green Acres Subdivision shall together comprise a Road Association and shall be jointly responsible for maintenance of the private roads leading from Route 142 to said subdivision and the land above described and conveyed.

The within grantor states that the above described property is presently classified as Tree Growth; and the within grantee acknowledges he is aware of this classification and agrees that it shall be his sole responsibility to make any change desired in said classification.

WITNESS my hand and seal this 6th day of November, 2009.




EDMOND R. BERRY, SR.

State of Maine
County of Oxford, ss.

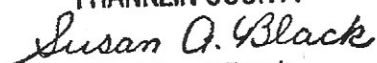
November 6, 2009

Then personally appeared the above named EDMOND R. BERRY, SR. and acknowledged the foregoing instrument to be his free act and deed.

Before me,


Carol A. Sweatt
NOTARY PUBLIC

My Commission Expires: 12/28/2011

FRANKLIN COUNTY

Register of Deeds



Lot B

WARRANTY DEED

I, EDMOND R. BERRY, SR., of 139 River Road, Carthage, ME 04224,

FOR CONSIDERATION PAID, grant to CHARLES H. WELLS, JR., of 5 Marion Road, North Billerica, MA 01862,

with WARRANTY COVENANTS, the land in CARTHAGE, FRANKLIN County, State of MAINE, to wit,

A certain lot or parcel of land situated easterly of Theriault Drive, in the Town of CARTHAGE, County of FRANKLIN, State of MAINE, bounded and described as follows:

BEGINNING at an iron pin set at the southeasterly corner of LOT 4 as shown on a plan of Green Acres Subdivision made for Ed Berry, dated July 22, 2006, by Cullenberg Land Surveying, as recorded in the Franklin County Registry of Deeds in Plan File #4720; said pin also being at the northwesterly corner of a 60 FOOT wide right of way extending easterly from Theriault Drive between LOT 3 and LOT 4 as shown on said plan;

THENCE by the following courses and distances:

- 1) North 19 Degrees 05 Minutes 02 Seconds West, along LOT 4, a distance of 498.34 FEET, to an iron pin set at land now or formerly of Charles H. Wells, Jr., as described in a deed recorded in the Franklin County Registry of Deeds, in Book 3203, at Page 257;
- 2) North 59 Degrees 36 Minutes 43 Seconds East, along land of said Wells, a distance of 2739.54 FEET, to an iron pin set on the town line between the Town of Carthage and Perkins Township;
- 3) South 19 Degrees 34 Minutes 12 Seconds East, along said town line, a distance of 1426.11 FEET, to an iron pin set at land now or formerly of Paul T. Grover and Indira Grover, as described in a deed recorded in the Franklin County Registry of Deeds, in Book 2606, at Page 248;

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4) South 59 Degrees 05 Minutes 14 Seconds West, along land of said Grover, a distance of 2757.07 FEET, to wood post found on the easterly sideline of LOT 3, as shown on the above described plan;

5) North 19 Degrees 09 Minutes 30 Seconds West, along LOT 3 and the easterly end of said 60 FOOT wide right of way, a distance of 955.90 FEET, to the POINT OF BEGINNING.

The above described parcel contains 89.1 ACRES. Bearings are referenced to grid north.

Being a part of the property conveyed to Edmond R. Berry, Sr. by Sharon A. Theriault, by her warranty deed dated May 31, 2006, and recorded in the Franklin County Registry of Deeds on June 2, 2006, in Book 2765, at Page 162.

This conveyance INCLUDES and is SUBJECT to all rights, easements, privileges and appurtenances belonging to the premises hereinabove described, INCLUDING a right of way for all legal purposes, including utilities, over the roads leading from the easterly side of Route 142 to the above described property. In this connection, specific reference is made to the following Easement Deeds:

1) ESE, LLC to Moose Mountain Acres LLC, Edmond R. Berry, Sr., Bruce D. Adams, Maureen A. Adams, Paul T. Grover and Indira Grover, dated August 16, 2006, and recorded in the Franklin County Registry of Deeds on August 31, 2006, in Book 2803, at Pages 329 to 331;

2) Moose Mountain Acres LLC to ESE, LLC, Edmond R. Berry, Sr., Bruce D. Adams, Maureen A. Adams, Paul T. Grover and Indira Grover, dated August 15, 2006, and recorded in the Franklin County Registry of Deeds on August 31, 2006, in Book 2803, at Pages 332 to 334;

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3) Edmond R. Berry, Sr. to Moose Mountain Acres LLC; ESE, LLC; Bruce D. Adams and Maureen A. Adams, dated August 15, 2006, and recorded in the Franklin County Registry of Deeds on August 31, 2006, in Book 2803, at Pages 335 and 336;

4) Edmond R. Berry, Sr. to Vaplands, Inc.; temporary easement effective from October 28, 2007 until April 30, 2012, dated December 28, 2007 and recorded in the Franklin County Registry of Deeds on January 9, 2008, in Book 2987, at Pages 281 to 283.

ALSO CONVEYING a 60 FOOT wide right of way from Theriault Drive to the above described parcel between LOT 3 and LOT 4 as shown on the above described plan.

This conveyance is made with the following express conditions which the within grantee, his heirs and assigns, by his acceptance and recording hereof, covenants to observe:

1. No subdivision of this lot will be permitted for a period of 5 years after the date hereof.
2. The within grantee, together with the owners of the lots within the Green Acres Subdivision, shall together comprise a Road Association and shall be jointly responsible for maintenance of the private roads leading from Route 142 to said subdivision and the land above described and conveyed.

The within grantor states that the above described property is presently classified as Tree Growth; and the within grantee acknowledges he is aware of this classification and agrees that it shall be his sole responsibility to make any change desired in said classification.

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WITNESS my hand and seal this 14th day of October, 2011.

Carol A. Sweatt

Edmond R. Berry Sr.
EDMOND R. BERRY, SR.

State of Maine
County of Oxford, ss.

October 14, 2011

Then personally appeared the above named EDMOND R. BERRY, SR. and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Carol A. Sweatt

CAROL A. SWEATT

Notary Public ~~Attorney At Law~~

My Commission Expires: 12/28/2011

FRANKLIN COUNTY
Susan A Black
Register of Deeds

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Lot 3

WARRANTY DEED

MOOSE MOUNTAIN ACRES LLC, a Maine Limited Liability Company, having a mailing address of 139 River Road, Carthage, ME 04224,

FOR CONSIDERATION PAID, grants to CHARLES H. WELLS, JR., of 5 Marion Road, North Billerica, MA 01862,

with WARRANTY COVENANTS, the land in CARTHAGE, FRANKLIN County, State of MAINE, to wit,

A certain lot or parcel of land situated in the Town of CARTHAGE, County of FRANKLIN, State of MAINE, easterly of Route 142, but not adjacent thereto, and being LOT 3, as shown on plan entitled, "GREEN ACRES SUBDIVISION Carthage, Maine made for ED BERRY", July 22, 2006, by Cullenberg Land Surveying, and recorded in the Franklin County Registry of Deeds on October 10, 2006, Plan Book 4720.

Said LOT 3 is located on the east side of Theriault Drive; is irregular in shape, and contains 10.06 ACRES, all as shown on the aforesaid plan.

Being a part of the property conveyed to Moose Mountain Acres LLC by Les Bois Carthage Inc., f/k/a 9110-2814 Quebec, Inc., by its quit-claim deed, with covenant, dated December 13, 2004, and recorded in the Franklin County Registry of Deeds on December 20, 2004, in Book 2545, at Pages 97 to 101.

This conveyance INCLUDES and is SUBJECT to all rights, easements, privileges and appurtenances belonging to the premises hereinabove described, INCLUDING a right of way, for all legal purposes, including utilities, over the road leading from the easterly side of Route 142 to the above described LOT 3.

This conveyance is made with the following express conditions which the within grantee, his heirs and assigns, by his acceptance and recording hereof, covenants to observe:

Maine Real Estate
Transfer Tax Paid

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1. No subdivision of this lot will be permitted for a period of 5 years after the date hereof;
2. Owners of lots within the Green Acres Subdivision shall together comprise a Road Association and shall be jointly responsible for maintenance of the private roads leading from Route 142 to said subdivision.

IN WITNESS WHEREOF, the said MOOSE MOUNTAIN ACRES LLC has caused this instrument to be signed by EDMOND R. BERRY, SR., SCOTT B. BERRY and EDMOND R. BERRY, JR., its MEMBERS, thereunto duly authorized, this 14th day of October, 2011.

Carol A. Sweatt
to
all

MOOSE MOUNTAIN ACRES LLC,

By Edmond R. Berry Sr.
EDMOND R. BERRY, SR., Member

Scott B. Berry
SCOTT B. BERRY, Member

Edmond R. Berry Jr.
EDMOND R. BERRY, JR., Member

State of Maine
County of Oxford, ss.

October 14 , 2011

Personally appeared the above named EDMOND R. BERRY, SR., SCOTT B. BERRY and EDMOND R. BERRY, JR., Members of MOOSE MOUNTAIN ACRES LLC, and acknowledged the foregoing instrument to be their free act and deed in said capacity and the free act and deed of said MOOSE MOUNTAIN ACRES LLC.

Before me,
Carol A. Sweatt
CAROL A. SWEATT
Notary Public

FRANKLIN COUNTY
Susan A. Black
Register of Deeds

My Commission Expires: 12/28/2011

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