

Return to:
James Kenneth Cunningham

DLN:1002140172480

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That **Jeffrey N. Akerley** and **Susan M. Akerley**, of 70 Metcalf Road, Winthrop, ME 04364, for consideration paid, grant to

James Kenneth Cunningham, of Little Coldharbour Cottage, Berkhamsted Common, Berkhamsted, HP4 1PT, United Kingdom, with **WARRANTY COVENANTS**:

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 9, 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 9 is located on the northerly side of Green Acres Road; is nearly rectangular in shape, and contains 21.86 ACRES, all as shown on the aforesaid plan.

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 LOT 9.

This conveyance is made with the following express conditions which the within grantees, as joint tenants, their 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 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.

Together with and/or subject to, as may be applicable, easement dated August 15, 2006 recorded on August 31, 2006 in Book 2803, Page 329, easement dated August 15, 2006 recorded on August 31, 2006 recorded in Book 2803, Page 332, and easement dated August 15, 2006 recorded on August 31, 2006 recorded in Book 2803, Page 335.

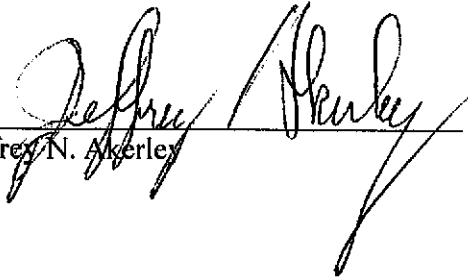
Subject to such state of facts as shown on a plan entitled, "Green Acres Subdivision, Carthage, Maine, Made for Ed Berry" dated July 22, 2006 and recorded in the Franklin County Registry of Deeds as Plan #4720.

Subject to rights, easements and conditions as described in the deed from Moose Mountain Acres LLC to Scott B. Berry and Linda M. Berry dated October 20, 2016 and recorded in the Franklin County Registry of Deeds in Book 3868, Page 303, including a requirement to join a Road Association for Maintenance of Grant Drive and Green Acres Road.

Meaning and intending to describe and convey the same premises conveyed to Jeffrey N. Akerley and Susan M. Akerley by virtue of a deed of Moose Mountain Acres LLC, a Maine Limited Liability Company dated May 4, 2007 and recorded in the Franklin County Registry of Deeds at Book 2901, Page 223.

Red Door Title ☐ 2204 Woodbury Avenue, Newington NH 03801 ☐ (207) 358-7500

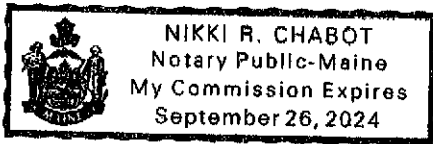
Executed this 17 day of November, 2021.

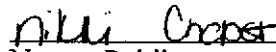


Jeffrey N. Akerley

State of Maine
County of Androscoggin

Then personally appeared before me on this 17 day of November, 2021 the said Jeffrey N. Akerley and acknowledged the foregoing to be their voluntary act and deed.





Notary Public
Commission expiration:

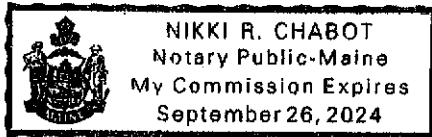
Red Door Title □ 2204 Woodbury Avenue, Newington NH 03801 □ (207) 358-7500

Executed this 16 day of November, 2021.

Susan M. Akerley
Susan M. Akerley

State of Maine
County of Androscoggin

Then personally appeared before me on this 16 day of November, 2021 the said Susan M. Akerley and acknowledged the foregoing to be their voluntary act and deed.



Nikki Chabot
Notary Public
Commission expiration:

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