



WARRANTY DEED

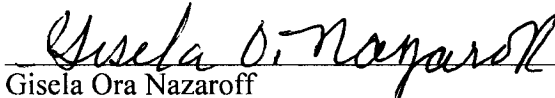
GISELA ORA NAZAROFF, of Minot, County of Androscoggin, and State of Maine, for consideration paid, grants to **DIANE L. ORINO**, of Arlington, County of Middlesex, Commonwealth of Massachusetts, with **WARRANTY COVENANTS**, a certain lot or parcel of land, with any buildings thereon, situated in the Town of Andover, County of Oxford, and State of Maine, bounded and described as follows:

See Exhibit A annexed hereto and incorporated herein.

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the 10th day of July, 2020.

MAINE REAL ESTATE
TRANSFER TAX PAID


Witness


Gisela Ora Nazaroff

STATE OF MAINE
COUNTY OF ANDROSCOGGIN

July 10, 2020

Then personally appeared the above-named Gisela Ora Nazaroff and acknowledged the foregoing instrument to be her free act and deed.

Before me,



~~Notary Public~~ / Maine Attorney at Law
Print Name: RONALD L. Bissonnette
My Commission Expires: N/A

EXHIBIT A

A certain lot or parcel of land, together with the buildings thereon, situated in the Town of Andover, County of Oxford and State of Maine, located to the south bounds of the Lohness Road, lying between Black Brook and the Andover-Byron Town Line and described as follows:

Beginning at a 5/8 inch capped rebar set on the south bounds of the Lohness Road 308.23 feet west of the Town Line of Andover and Byron;

Thence South 40° 46' East for a distance of 300.00 feet along land retained by Brian L. Jackson and Carol A. Jackson to a 5/8 inch capped rebar;

Thence South 72° 41' West for a distance of 300.00 feet along land retained by said Jackson to a 5/8 inch capped rebar set on the east side of a gravel road and the east bounds of land now or formerly of Annie Kelly;

Thence North 48° 12' West for a distance of 44.00 feet along the east side of a gravel road and the east bounds of land of Annie Kelly to a point;

Thence North 38° 00' West (incorrectly stated as East in prior deeds) for a distance of 135.30 feet along the east side of a gravel road and the east bounds of land of Annie Kelly to a point;

Thence North 30° 41' West for a distance of 120.97 feet along the east side of a gravel road and the east bounds of land of Annie Kelly to a 5/8 inch capped rebar set on the south bounds of the Lohness Road;

Thence South 80° 37' East (incorrectly stated as West in prior deeds) for a distance of 126.98 feet along the south bounds of the Lohness Road to a point;

Thence North 55° 48' East for a distance of 173.0 feet along the south bounds of Lohness Road to the point of beginning. Containing 1.7 acres, more or less.

Also conveying herewith the right in common with others for all purposes for which a town road may be used including the installation of utilities to a certain thirty (30) foot right of way known as Fire Lane 432 extending from the southerly line of Lohness Road in a general southerly direction extending along the westerly sideline of the parcel herein conveyed.

Please see the Plan of Survey by Thomas L. Fitzgerald, PLS #1315, for Brian L. and Carol A. Jackson recorded on September 18, 2008 as Plan #4453 in the Oxford County Registry of Deeds, Eastern District.

Being the same premises as conveyed to Gisela Ora Nazaroff by Warranty Deed of Robert E. Perry and Cheryl D. Perry dated September 18, 2019 and recorded in the Oxford County Registry of Deeds (the "Registry") in Book 5482, Page 797.

The covenants of title expressed herein do not extend to the following exceptions:

1. Easement from Brian Jackson and Carol Jackson to Central Maine Power Company and Oxford West Telephone & Telegraph Company recorded on June 22, 1998 in the Registry in Book 2574, Page 210; and
2. Easement from Carol Jackson and Brian Jackson to Central Maine Power Company recorded on October 1, 2002 in the Registry in Book 3173, Page 11.