

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS

Yvonne J. Moore, formerly known as Yvonne J. Graves, whose mailing address is PO Box 612, Rangeley, Maine 04970, for consideration paid, grants to Juli A. Howard of 132 Norris Lane, Farmington, Maine 04938, with Warranty Covenants, a certain lot or parcel of land, together with any buildings and improvements thereon, situated in Wilton, County of Franklin, State of Maine, bounded and described as follows, to wit:

Beginning at a point on the southeasterly side of Routes 2 & 4 and being at the southwesterly corner of a lot or parcel of land conveyed by Vernon J. Schanck and Patricia A. Schanck to William E. Baxter and Deborah A. Baxter by deed dated March 31, 1997 recorded at Book 1660 Page 64, Franklin County Registry of Deeds; thence South 22° 36' 26" West along the southeasterly side of said Routes 2 & 4 451.00 feet to a 5/8" rebar on the southeasterly side of said Routes 2 & 4 and being at the northerly corner of a triangular piece of land now or formerly of Wilton Lumber Company; thence along said Wilton Lumber Company line South 33° 01' 37" East 139.98 feet to a 5/8" rebar set at the easterly corner of said Wilton Lumber Company and on the northwesterly side of the Munson Road, so-called; thence North 60° 54' 19" East along the northwesterly side of the Munson Road 116.84 feet to a 5/8" rebar; thence North 63° 25' 13" East along the northwesterly side of the Munson Road 100.00 feet to a 5/8" rebar; thence along the northwesterly side of the Munson Road 246.16 feet to an iron stake set on the westerly line of land now or formerly of Guy A. Collins; thence North 02° 37' 01" West 227.17 feet along said Collins line to a 5/8" rebar set at the southeasterly corner of land now or formerly of said Baxter; thence North 69° 56' 15" West along said Baxter line 332.63 feet to the point of beginning. Containing 3.76 acres, more or less.

Courses and distances are taken from a plan entitled, "Standard Boundary Survey of Land of Herbert C. Haynes, Inc. to be conveyed to Vernon & Patricia Schanck" by Acme Engineering & Design, Inc.. dated November 7, 1986 and revised February 1997, said Plan recorded as P-3261 a the Franklin County Registry of Deeds.

Maine Real Estate
Transfer Tax Paid

The above described premises being all and the same premises conveyed to Yvonne J. Graves, now known as Yvonne J. Moore, from Vernon J. Schanck and Patricia A. Schanck by Warranty Deed dated March 13, 2003 and recorded March 13, 2003 in Book 2261 Page 144, Franklin County Registry of Deeds.

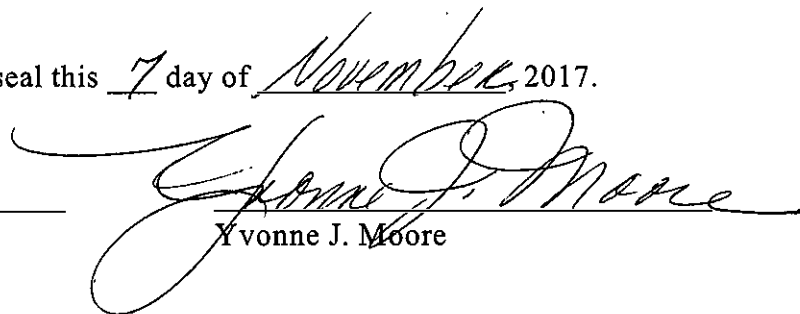
EXCEPTING AND RESERVING from the above described premises the land in Wilton, Franklin County, State of Maine, together with any buildings thereon, as conveyed from Yvonne J. Graves to Vernon J. Schanck and Patricia J. Schanck by Warranty Deed dated May 5, 2004 and recorded May 13, 2004 in Book 2448 Page 71 of said registry, bounded and described as follows, to wit:

Beginning at a point on the southeasterly side of Routes 2 & 4 and being at the southwesterly corner of a lot or parcel of land conveyed by Vernon J. Schanck and Patricia A. Schanck to William E. Baxter and Deborah A. Baxter by deed dated March 31, 1997 recorded at Book 1660 Page 64, Franklin County Registry of Deeds; thence South 22° 36' 26" West along the southeasterly side of said Routes 2 & 4 301.00 feet to a point on the southerly side of Routes 2 & 4; thence South 67° 23' 32" East through land formerly of Vernon J. Schanck and Patricia A. Schanck and now of Yvonne J. Graves 135.00 feet to a point; thence South 01° 31' 10" West 147.18 feet through said Graves land to a 5/8" rebar set on the northwesterly side of the Munson Road; thence North 63° 25' 13" East along the northwesterly side of the Munson Road 100.00 feet to a 5/8" rebar; thence along the northwesterly side of the Munson Road 246.16 feet to an iron stake set on the westerly line of land now or formerly of Guy A. Collins; thence North 02° 37' 01" West 227.17 feet along said Collins line to a 5/8" rebar set at the southeasterly corner of land now or formerly of said Baxter; thence North 69° 56' 15" West along said Baxter line 332.63 feet to the point of beginning. Containing 2.95 acres, more or less.

Certain courses and distances are taken from said Plan recorded as P-3261.

WITNESS my hand and seal this 7 day of November, 2017.

(Witness)


Yvonne J. Moore

STATE OF MAINE

Franklin, ss.

November 7, 2017

Personally appeared the above-named Yvonne J. Moore and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Ericka J. Buote

Notary Public ~~Attorney at Law~~

Printed name: Ericka J. Buote

My commission expires May 20, 2018

ERICKA J. BUOTE
NOTARY PUBLIC
MY COMMISSION EXPIRES MAY 20, 2018

SEAL

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Received
Franklin County Registry of Deeds
Susan A Black, REGISTER