

Warranty Deed
DLN: 1002240208124

Know All Men By These Presents:

That: **A-1 Properties, LLC** a Maine limited liability company having an address of P. O. Box 299, South Paris, County of Oxford and State of Maine 04281,

For Consideration Paid Grants Unto:

Ryan Ranch, LLC a Maine limited liability company having an address of P. O. Box 223, South Paris, County of Oxford and State of Maine 04281,

With Warranty Covenants the land in Buckfield, County of Oxford and State of Maine, bounded and described as follows:

A certain lot or parcel of land situated in the Town of Buckfield, County of Oxford and State of Maine, situated on the northerly side of the highway leading from Paris to Buckfield, known as Route 117, bounded and described as follows:

Beginning at a stake and stones on the northerly side of said highway at the southwesterly corner of a parcel of land conveyed by David S. Hincks and Joan B. Hincks to Arthur Sondheim by Deed dated June 19, 1974 and recorded in Oxford County Registry of Deeds in Book 825, Page 206;

THENCE running westerly along the northerly side of said highway a distance of 685 feet to an iron rod at the southeasterly corner of a parcel of land reserved by Clarence E. Foster in a Deed to Seth Sieberling dated November 19, 1987, recorded in Book 217, Page 103;

THENCE running North 27 degrees West a distance of 25.2 feet to an iron rod at the northeasterly corner of said reserved parcel;

THENCE running South 75 degrees 30 minutes West along said reserved parcel a distance of 978 feet to an iron rod beside a stone wall at the Paris-Buckfield town line, said point being 29 feet northerly from the southerly end of a stone wall;

THENCE running North 6 degrees 30 minutes West along said town line a distance of 1291 feet, more or less, to an iron rod;

MAINE REAL ESTATE
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THENCE running North 83 degrees 30 minutes East by land owned by Harry Harper a distance of 588.5 feet to a stake and stones at the southeasterly corner of said Harper's land;

THENCE continuing the same course by land owned by Timberlands, Inc., a distance of 1284.5 feet, more or less, to a stake at the northwesterly corner of land conveyed to said Arthur Sondheim as aforesaid;

THENCE running South 2 degrees East by land of said Sondheim a distance of 372.7 feet to a stake at the end of a stone wall;

THENCE running South 2 degrees East by land of said Sondheim and following a stone wall a distance of 147.5 feet to a stake and stones at an angle in said wall;

THENCE running South 3 degrees East by land of said Sondheim and following a stone wall a distance of 218 feet to a stake and stones at the top of a bank;

THENCE running South 6 degrees East by land of said Sondheim a distance of 86 feet to a stake at the end of a stone wall, said stake being about eight feet southerly of a brook;

THENCE running about southerly following a stone wall and land of said Sondheim a distance of 196 feet to the point of beginning. Compass bearings are magnetic for 1973.

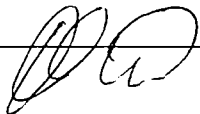
Excepting and reserving, however, that parcel of land conveyed by David S. Hincks and Joan B. Hincks to Arthur Sondheim by deed dated June 19, 1974 and recorded in the Oxford County Registry of Deeds Book 825, Page 206.

Being the same premises as described in a Deed from John A. Ricker to A-1 Properties, LLC dated April 15th, 2021 and recorded in the Oxford County Registry of Deeds in Book 5600, Page 394.

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A-1 Properties, LLC to Ryan Ranch, LLC**

Dated this 30th day of August, 2022.

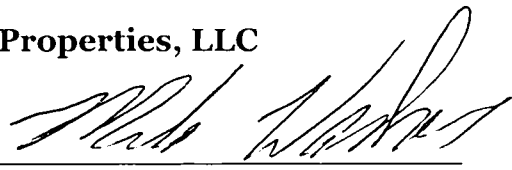
Witness



A-1 Properties, LLC

by: _____

Milo S. Washer, Member



**State of Maine
County of Oxford**

August 30th, 2021

Then personally appeared the above named **Milo S. Washer, Member of said limited liability company** and acknowledged the foregoing instrument to be his free act, in his said capacity

Before me _____

David C. Dew - Attorney at Law



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