

DLN:1002340246587

MAINE SHORT FORM WARRANTY DEED

FREEMAN RESOURCES, LLC, a Maine limited liability company of South Paris, Oxford County, Maine, for consideration paid, hereby grants to RYAN RANCH, LLC, with a mailing address of P O Box 223, South Paris, Maine 04281, with WARRANTY COVENANTS, certain lots or parcels of land situated in Buckfield, Oxford County, Maine, being more particularly described on the attached Exhibit A.

The premises are conveyed subject to any easements and restrictions of record and include all rights, easements, privileges and appurtenances pertaining thereto.

IN WITNESS whereof, the said Freeman Resources, LLC, has caused this instrument to be signed and sealed this 25th day of August, 2023.

FREEMAN RESOURCES, LLC

By: [Signature]
Gary Freeman, Manager

Witness

STATE OF MAINE
COUNTY OF ANDROSCOGGIN, SS.

Personally appeared before me this 25th day of August, 2023, the above-named Gary Freeman, Manager of Freeman Resources, LLC, and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of Freeman Resources, LLC.

[Signature]
Notary Public/~~Maine Attorney-at-Law~~

Type or Print Name

My commission expires:

KAREN J. GOSLIN
Notary Public, State of Maine
My Commission Expires May 12, 2026

MAINE REAL ESTATE
TRANSFER TAX PAID

EXHIBIT A

Parcel 1

Three certain lots or parcels of land situated in Buckfield, County of Oxford and State of Maine and being Lots #1, #2 and #5 as set forth on a certain plan entitled "G. E. Lot" as prepared for Alan McNeil and Kenneth Poland and recorded in the Oxford County Registry of Deeds as File #2232.

Also hereby conveyed to the Grantees, their heirs and assigns, is a right of way or easement, by vehicle or otherwise, including utilities, over and across the right of way as shown on the above captioned plan.

Excepting and reserving to Alan C. McNeil and Kenneth E. Poland a right of way or easement, by vehicle or otherwise, including utilities, over and across Lot #5 as set forth on said Plan, extending in an East-West direction.

Parcel 2

A certain lot or parcel of land situated in the Town of Buckfield, County of Oxford and State of Maine, bounded and described as follows:

Being Lot #1 and Lot #2 as depicted on a plan of "Buckfield Heights" recorded in the Oxford County Registry of Deeds File #1974, said parcels containing approximately one (1) acre each.

Also another parcel, bounded and described as follows:

Being bounded on the North and Northeast by State Route #117 so-called and Lots #1 and #2 as depicted on a plan of "Buckfield Heights" recorded in the Oxford County Registry of Deeds File #1974; being bounded on the East by other land of Freeman (Oxford County Registry of Deeds Book 2523, Page 154); being bounded on the South by other land of Freeman (Oxford County Registry of Deeds Book 2494, Page 297) and being bounded on the West by other land of Freeman (Oxford County Registry of Deeds Book 2867, Page 17).

Parcel 3

A certain lot or parcel of land situated in the Town of Buckfield, County of Oxford, and State of Maine, bounded and described as follows:

COMMENCING at an iron pin on the southwesterly side of State Route #117 so-called, said pin marking the easterly corner of land now or formerly of one Keene (Oxford County Registry of Deeds Book 178, Page 89);

THENCE in a general easterly and southeasterly direction along the southerly side of State Route #117 so-called, a distance of nine hundred forty (940) feet, more or less, to its intersection with the McAlister Road so-called,

THENCE in a general southerly direction along the westerly sideline of the McAlister Road so-called a distance of eight hundred eighty (880) feet, more or less, to an iron pin and land now or formerly of one Happanen;

THENCE South 85° West along the northerly line of land now or formerly of one Happanen a distance of eight hundred ten (810) feet, more or less, to an iron pin;

THENCE South 5° East along the westerly line of land now or formerly of one Happanen a distance of four hundred ten (410) feet, more or less, to an iron pin and the northeasterly corner of land now or formerly of McNeil and Poland (Oxford County Registry of Deeds reference Book 1406, Page 290);

THENCE South 82° West along the northerly line of land now or formerly of McNeil and Poland a distance of six hundred seventy-three (673) feet, more or less, to an iron pin;

THENCE North 5° West along the easterly line of land now or formerly of one McNeil and Poland a distance of one thousand six hundred ninety (1690) feet, more or less, to a monument and land now or formerly of one Keene;

THENCE North 83° East along the southerly line of land now or formerly of one Keene a distance of five hundred seventy (570) feet, more or less, to an iron pin and the point of beginning.

The above-described premises are conveyed subject to those certain rights reserved by Vivian Wadas and Nina Mollicone in their deed to Gary Freeman dated August 25, 2015, and recorded in the Oxford County Registry of Deeds in Book 5240, Page 347.