

1002340240802

WARRANTY DEED

Kevin Childs of Buckfield, Oxford County, Maine, for consideration paid, grants to **Ryan Ranch, LLC**, a Maine Limited Liability Company of Paris, Oxford County, Maine (whose mailing address is P.O. Box 223, Paris, ME 04281) with Warranty Covenants, the following described real estate:

See "Exhibit A" Attached

For grantor's source of title, reference may be had to a deed from JPV Associates, LLC to the grantor herein, dated April 26, 2023, recorded in Oxford Registry of Deeds, Book 5751, Page 69.

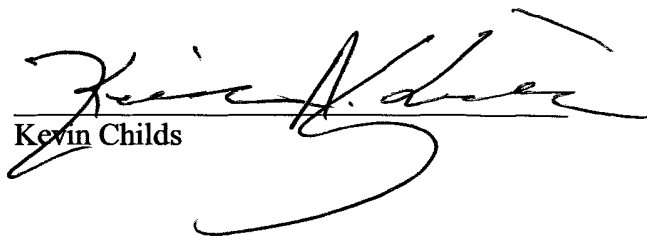
Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

MAINE REAL ESTATE
TRANSFER TAX PAID

Witness my hand and seal this 7th day of July, 2023.

WITNESS:

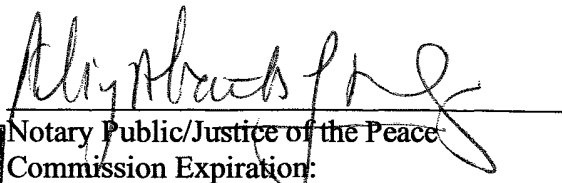

Kevin Childs

STATE OF MAINE
ANDROSCOGGIN, ss

July 7, 2023

Then personally appeared the above-named Kevin Childs and acknowledged the foregoing instrument to be his free act and deed.

Before me,


Notary Public/Justice of the Peace
Commission Expiration:

ALIZABETH J. DOWLING
Notary Public, State of Maine
My Commission Expires 01/03/2030

File No.: 2023-3149

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“Exhibit A”

Certain lots or parcels of land, together with any buildings or improvements thereon, situated on the northerly side of Parsons Road, in the Town of Paris, County of Oxford and State of Maine, being more particularly described as follows:

BEING Lots 2 and 3 as shown on a "Final Subdivision Plan of Ripley Heights" prepared for RMJJ, Inc., by Pioneer Surveying & Mapping Services, which plan is dated October 15, 2004, approved by the Paris Planning Board on October 26, 2004 and recorded in the Oxford County Registry of Deeds on October 29, 2004 as Plan No. 3766.

This conveyance is subject to the Declaration of Restrictive Covenants for Ripley Heights dated December 6, 2004 recorded in Book 3640, Page 62.

Grantor, for itself, its successors and assigns hereby covenants with Grantee, its successors and assigns as follows. Notwithstanding Subdivision Note 5 on Plan No. 3766, 1) there shall be no further division of "Remaining Land of RMJJ, Inc., 20.134 Acres" which will cause any additional conditions or restrictions to be imposed upon Lots 1, 2 or 3 by the Grantor, its successors or assigns, the Paris Maine Planning Board, the Maine Department of Environmental Protection or any other governmental reviewing authority; and 2) all rights of way and easements reserved by Grantor shall be located within the approximately sixty (60) foot wide strip owned in fee by Grantor, as shown on said Plan, and shall in no way effect Lots 1, 2 or 3.