



Warranty Deed
DLN: 1002040084241

That: **Simply Maine Land, LLC** a Maine limited liability company having an address of 134 Solitude Acres Road, Oxford, County of Oxford and State of Maine 04270

For consideration paid, grants unto:

Ryan Ranch, LLC a Maine limited liability company having a mailing 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, described as follows:

A certain lot or parcel of land situated in the Town of Buckfield, County of Oxford and State of Maine, consisting of 375 acres, more or less, as described in the Exhibit A as attached hereto and as shown on a GPS Sketch for Lloyd L. Poland, Sodom Road, Buckfield, Maine dated May 10th, 2019 by Riverside Survey, LLC, attached hereto as Exhibit B.

Subject to exclusive cutting rights held by T. R. Dillon Logging, Inc., until April 15th, 2020.

Dated this 6th day of January, 2020

Simply Maine Land, LLC

by: 
Lloyd L. Poland, its Manager

Witness



State of Maine
Oxford, ss.

January 6th, 2020

Then personally appeared the above named **Lloyd L. Poland, Manager of Simply Maine Land, LLC** and acknowledged the foregoing instrument to be his free act and deed, in his said capacity

Before me


David C. Dow - Attorney at Law

simply maine land to ryan ranch llc-michael n. jones
375 ac-sodom rd-buckfield-jan.2020

MAINE REAL ESTATE
TRANSFER TAX PAID

EXHIBIT A

Sodom Road, Buckfield, Maine

Certain abutting lots or parcels of land located in Buckfield, Oxford County, State of Maine, situated westerly of and collectively abutting the Sodom Road, so-called, more particularly collectively described as follows:

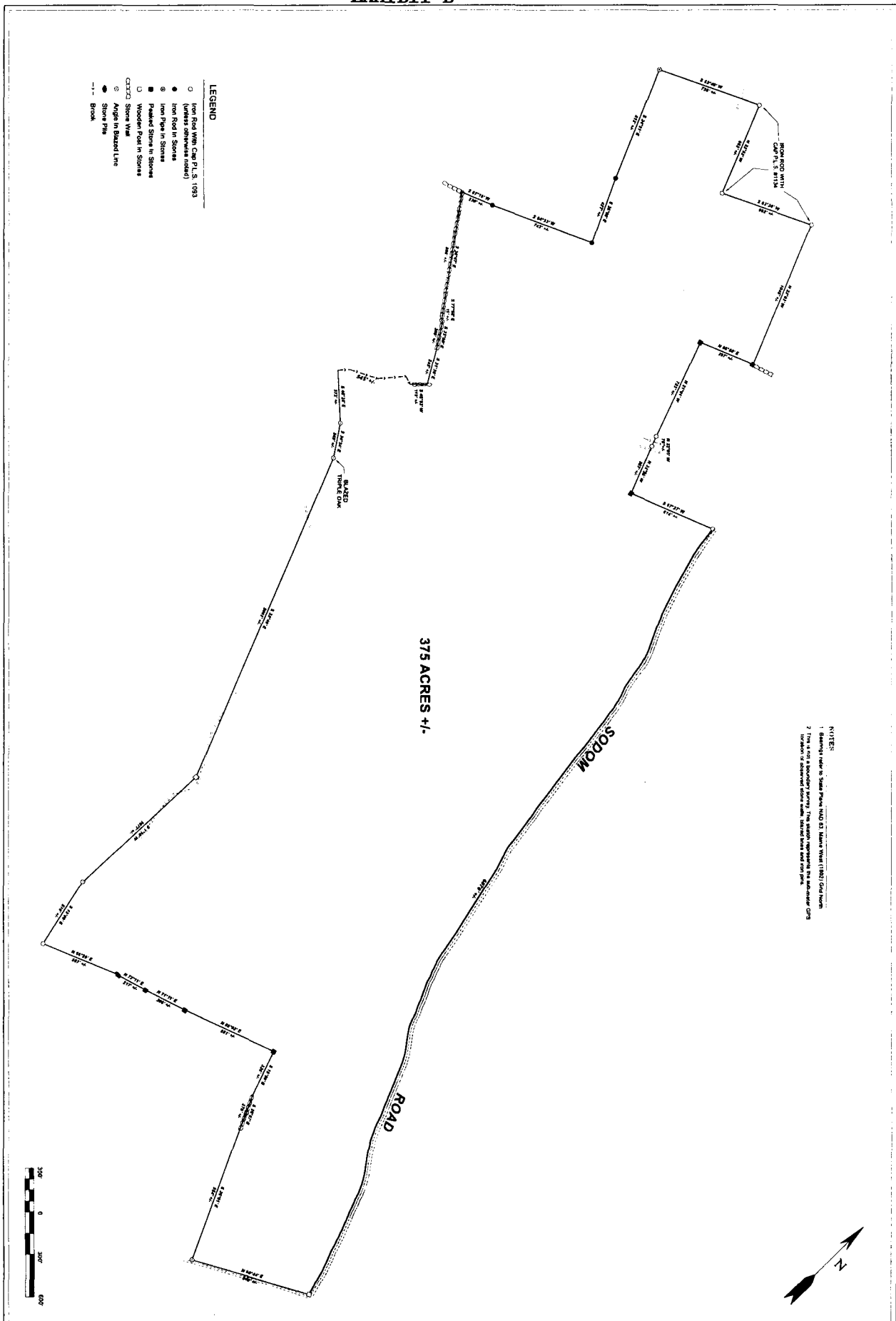
Beginning at a point in the general westerly sideline of said Sodom Road at the general southeasterly corner of land formerly of Gary R. Brown and Mary E. Brown, with reference to a deed recorded in the Oxford County Eastern District Registry of Deeds in Book 1946, Page 193, as later owned by Catherine E. Colbert, Trustee of the Catherine E. Colbert Living Trust Agreement dated June 15, 1994, with reference to a deed recorded in said Registry in Book 2435, Page 198, and at or near an iron pin; thence in general southerly direction, along the general westerly sideline of said Sodom Road, to a point marking the general northeasterly corner of land now or formerly of James K. Gahagan and Theresa M. Gahagan, with reference to a deed recorded in said Registry in Book 1580, Page 349, and at or near a wood post; thence in a general westerly direction, along the general northerly line of said now or former Gahagan land to a point in the general easterly land now or formerly of Frances Holden, with reference to a deed recorded in said Registry in Book 1073, Page 107; thence in a general northerly direction, along the general easterly line of said now or former Holden land and along or near remains of wire fence and a section of stone wall, to a point marking the general northeasterly corner of said now or former Holden land; thence in a general westerly direction, along the general northerly line of said now or former Holden land, and along the general northerly line of land now or formerly of John Wahl, with reference to a deed recorded in said Registry in Book 621, Page 421, to a point in the general northwesterly corner of said now or former Wahl land, being the general northeasterly corner of land now or formerly of Jeremy Tuttle, with reference to a deed recorded in said Registry in Book 766, Page 237 and the general southeasterly corner of land now or formerly of Robert L. Ripley et als., with reference to a deed recorded in said Registry in Book 1558, Page 092 and at or near an iron pin; thence in a general northeasterly direction, along the general southeasterly line of said now or former Ripley land to a point marking the general northeasterly corner thereof and a general southeasterly corner of land conveyed by Thomas R. Dillon to Roland G. Frechette by deed recorded in said Registry in Book 2901, Page 092 and at or near a wood post; thence in general northwesterly direction, along the general easterly line of said now or former Frechette land to a point marking the general southeasterly corner of land now or formerly of Heikki Enberg, with reference to a deed recorded in said Registry in Book 2462, Page 59, and at or near an oak tree; thence in a general northerly, then general easterly and finally, following a stone wall, or the centerline thereof, in a general northerly direction, along the line of said now or former Enberg land, to a point in the general southerly line of land now or formerly of Jason M. Hart, with reference to a deed recorded in said Registry in Book 2067, Page 131, and at or near a wood post; thence in a general easterly direction, along the general southerly line of said now or former Hart land, to a point marking the general southwesterly corner of land now or formerly of Don Smallwood et al., with reference to a deed recorded in said Registry in Book 1791, Page 097;

thence in a general easterly direction, along the general southerly line of said now or former Smallwood land, to a point at the general southeasterly corner thereof and at or near a wood post; thence in a general northerly direction, along the general easterly line of said now or former Smallwood land, and the general easterly line of land now or formerly of Rodney N. Allen et al., with reference to a deed recorded in said Registry in Book 1719, Page 246, to a point at the general southwesterly corner of land now or formerly of Guy W. Ellingwood et al. with reference to deeds recorded in said Registry in Book 460, Page 65 and in Book 485, Page 101; thence in a general easterly direction, along the general southerly line of said now or former Ellingwood land, to the southeasterly corner thereof, being the general northwesterly corner of land now or formerly of Glendon Allen et al., with reference to a deed recorded in said Registry in Book 1608, Page 304, said point being in or near the southwesterly sideline of the Old Mountain Road, so-called, and at or near a wood post; thence in a general southerly direction, along the general westerly line of said now or former Allen land to a point in the general northerly line of land now or formerly of Reginald T. Fecteau et al., with reference to a deed recorded in said Registry in Book 1807, Page 054, and at or near a wood post; thence in a general westerly direction, along the general northerly line of said now or former Fecteau land to a point marking the general northwesterly corner of said now or former Fecteau land, and at or near a wood post; thence in a general southerly direction, along the general westerly line of said now or former Fecteau land and the general westerly line of said land formerly of said Gary R. Brown and Mary E. Brown to a point marking the general southwesterly corner thereof, at or near an iron pin; thence in a general easterly direction, along the general southerly line of said former Brown land to the point of beginning, containing 350 acres, more or less.

Excepting and Reserving the prior conveyance to Denny S. Bly and Sarah N. Bly by Warranty Deed of Catherine E. Colbert, Trustee of the Catherine E. Colbert Living Trust Agreement u/t/d June 15, 1994, dated February 20, 2008 and recorded in the Oxford County Registry of Deeds in Book 4265, Page 52.

Being precisely the same premises as described in a Warranty Deed from Cody E. Almoney and Natasha L. Almoney to Simply Maine Land, LLC, dated March 21st, 2019 and recorded in the Oxford County Registry of Deeds in Book 5455, Page 498.

EXHIBIT B



- LEGEND**
- Iron Rod With Chip Plus (1083) (unless otherwise noted)
 - Iron Rod in Stones
 - ⊙ Iron Pipe in Stones
 - Peaked Stone in Stones
 - Wooden Post in Stones
 - Chise Stone Vial
 - ⊙ Angle in Bazel Line
 - Stone Pile
 - Brook

NOTES:
 1. Boundary lines of Sodom Road, Old St. Mary Street (1881) and from
 2. This is not a boundary survey. The sketch represents the recorded GPS
 readings of the boundary lines. The surveyor is not responsible for the accuracy of the
 readings or the boundary lines shown on this sketch.

103-1906-G
 DATE: 5-10-2019
 SCALE: 1" = 300'

**GPS SKETCH FOR
 LLOYD L. POLAND
 SODOM ROAD
 BUCKFIELD, MAINE**

RIVER SIDE
 SURVEY, LLC
 711 BOLSTERS MILLS ROAD
 HARRISBORO, ME 04040
 207-562-6851

| REV. | BY | DATE | DESCRIPTION |
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