Doc#: 8954
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WARRANTY DEED

We, BARRY FERDINANDO and GAYLE L. SHARPE-FERDINANDO, Husband and Wife, both of 131 Chester Road, Derry, NH 03038,

FOR CONSIDERATION PAID, grant to SEAN N. ROY, of 1 Montrose Drive. Stratham, NH 03885,

with WARRANTY COVENANTS, the land in CANTON, OXFORD County, State of MAINE, to wit,

A certain lot or parcel of land, together with any buildings and improvements thereon, and being LOT #5 as shown on a plan entitled Land of Maine Mountains, Inc., dated April 13, 1976 and recorded in the Oxford County Registry of Deeds in Plan Book #1572.

Said LOT #5 is more particularly bounded and described as follows, viz:

BEGINNING at a stake on the northwesterly sideline of the Canton Mountain Road, which stake marks the northeasterly corner of LOT #4 as shown on the said Plan;

THENCE North 51 Degrees West, 1095 FEET, more or less, to a stake on the easterly line of land now or formerly of Maine Mountains, Inc.;

THENCE North 23 Degrees East, 226 FEET, more or less, to a stake at the southwesterly corner of LOT #6 as shown on said Plan;

THENCE South 68 Degrees East, 1184 FEET, more or less, to a stake on the northwesterly sideline of said Canton Mountain Road;

THENCE by said northwesterly sideline of said Canton Mountain Road, 565 FEET, more or less, to the POINT OF BEGINNING. Said LOT containing 10 ACRES, more or less.

MAINE REAL ESTATE TRANSFER TAX PAID

ALSO CONVEYING herein a right and easement in common with others to travel on foot or by vehicle in the course of a right-of-way 25 FEET wide over the private road known as Canton Mountain Road running along the easterly end of the premises above described and THENCE southerly to another private road; and a like right-of-way 50 FEET wide over said second private road southeasterly along the side of a pond to State Highway #140.

The premises are conveyed TOGETHER WITH and SUBJECT TO any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Being the same property conveyed to Barry Ferdinando and Gayle L. Sharpe-Ferdinando by Gary J. Dubord and Deborah J. Dubord, by their joint tenancy warranty deed dated August 2, 2002, and recorded in the Oxford County Registry of Deeds on September 18, 2002, in Book 2165, at Pages 306 and 307.

WITNESS our hands and seals this 11 day of August, 2011.

BARRY FERDINANDO

GAYLE L. SHARPE-FERDINANDO

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State of Maine
County of Cumberland

August 11, 2011

Then personally appeared the above named BARRY FERDINANDO and GAYLE L. SHARPE-FERDINANDO and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Karen J. Boulette exp. 4/18/2017

Notary Public/Attorney-At-Law

SEAL

Received
Recorded Register of Deeds
Aug 26,2011 10:57A
Oxford East County
Patricia A. Shearman