

Quit Claim With Covenant Deed

That: **Keith P. Durgin and Cecilia Paliocha** of 367 Bear River Road, Newry, County of Oxford and State of Maine 04261

For consideration paid, grant unto:

Kevin S. Cooke and Callie J. Cooke of P. O. Box 801, Sabattus, County of Androscoggin and State of Maine 04280

With Quit Claim Covenant, as Joint Tenants, the land in Byron, County of Oxford and State of Maine, described as follows:

A certain lot or parcel of land situated on the easterly side of Garland Pond Road a/k/a Roxbury Pond Road in the Town of Byron, County of Oxford and State of Maine, bounded and described as follows:

Commencing at a wooden post on the easterly side of the Garland Pond Road a/k/a Roxbury Pond Road, said post marking the northwesterly corner of premises conveyed by Green Mountain Land Holdings, LLC to Lloyd L. Poland dated April 25th, 2016 recorded Oxford County Registry of Deeds Book 5280, Page 84); THENCE North 59° 41' 39" East a distance of 1,789.72 feet to a wooden post; THENCE South 29° 44' 38" East a distance of 3,110.65 feet to the centerline of a logging road and right of way now or formerly belonging to International Paper Company; THENCE in a general southwesterly direction along the centerline of said logging road and land of Temple and Todd (Oxford County Registry of Deeds Book 5280, Page 86) a distance of 2,580 feet, more or less, to the Garland Pond Road; THENCE in a general northwesterly direction along said Road a distance of 290 feet, more or less, to a wooden post; THENCE North 45° 46' 32" East a distance of 164.3 feet to a wooden post; THENCE North 44° 50' 34" West a distance of 269.83 feet to a wooden post; THENCE South 52° 50' 12" West a distance of 165.78 feet to a blazed line intersection with said Road; THENCE in a general northerly direction along said Road 570 feet, more or less, to a wooden post; THENCE North 73° 30' 48" East a distance of 70.26 feet to a wooden post; THENCE North 7° 37' 53" West a distance of 119.48 feet to a wooden post; THENCE South 89° 06' 45" West a distance of 64.51 feet to a wooden post on said Road; THENCE in a general northerly direction along said Road a distance of 1,170 feet, more or less, to a wooden post; THENCE North 54° 07' 14" East a distance of 375.04 feet to a corner in a blazed line; THENCE North 36° 10' 19" West a distance of 423.96 feet to a wooden post; THENCE South 53° 16' 58" West a distance of 224.42 feet to a wooden post on said Road; THENCE in a general northerly direction along said Road a distance of 1,180 feet, more or less, to the point of beginning.

MAINE REAL ESTATE
TRANSFER TAX PAID

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Durgin & Paliocha to Cooke**

Together with, and subject to, a right of way for all purposes over the right of way which constitutes the southerly boundary of the conveyed premises, said right of way to be 66 feet in width as measured equidistant from the centerline of the existing logging road.

Being the same premises as described in a Quit Claim With Covenant Deed from Lloyd L. Poland to Keith P. Durgin and Cecilia Paliocha dated June 16th, 2016 and recorded in the Oxford County Registry of Deeds Book 5287, Page 289.

The premises constitutes 177 acres, more or less, as shown on a GPS Sketch for Lloyd L. Poland by Riverside Survey, LLC dated April 10th, 2016 attached hereto as Exhibit A.

Witness our hands and seals this 20 day of December, 2016

[Signature]
Witness

[Signature]
Keith P. Durgin

[Signature]
Witness

[Signature]
Cecilia Paliocha

State of Maine
Oxford, ss.
Androsioser

December 20, 2016

Then personally appeared the above named **Keith P. Durgin and Cecilia Paliocha** and acknowledged the foregoing instrument to be their free act and deed,

Before me [Signature]
Notary Public - Attorney at Law

Type or print name: Dee Dee C. Whittaker

My Commission Expires: 8.2.2021

durgin, keith & cecilia paliocha to kevin & callie cooke-177 ac-garland pond rd-byron-oct.2016

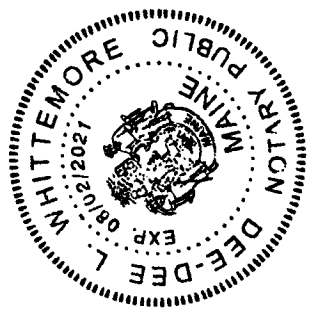
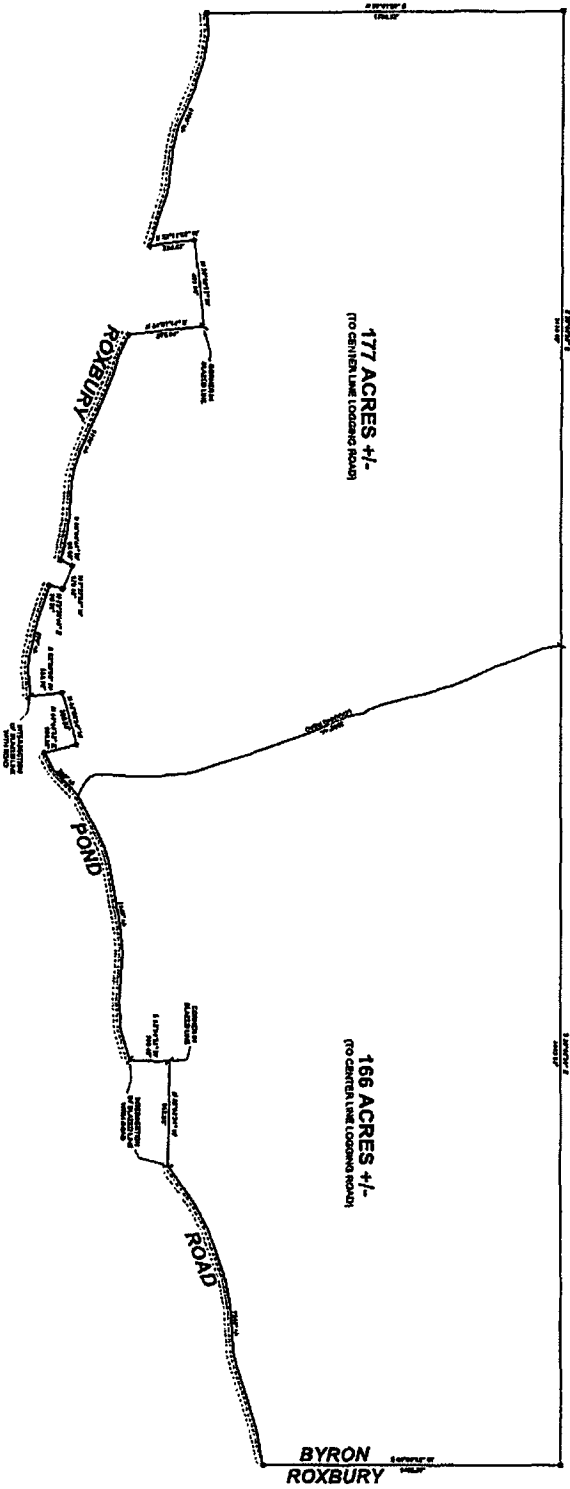


EXHIBIT A

- NOTES**
1. Boundary refers to State Plane NAD 83, Maine State Plane (1822) Grid North.
 2. This is not a boundary survey. This sketch represents the sub-meter GPS location of selected fence lines and road center lines.
 3. Total area = 343 acres +/-.

- LEGEND**
- Boundary Line
 - - - - - Property Line (to Abatement Pond)



Recorded: Oxford East County 12/28/2016 01:23:49 PM
 Patricia A Shearman Register of Deeds

DATE 04-28-2016 11:30 AM 73-1618-G	SCALE 1" = 200'	GPS SKETCH FOR LLOYD L. POLAND ROXBURY POND ROAD BYRON, MAINE		711 BOLSTERS MILLS ROAD HANNOVER, ME 04040 207-453-4501	REV:	BY:	DATE:	DESCRIPTION: