

WARRANTY DEED

Maine Statutory Short Form

DLN: 1002010111752

KNOW ALL PERSONS BY THESE PRESENTS, That Sean N. Roy of Stratham, NH, for consideration paid, grants to Kelci E. Hedrick and Keenan R. Stansbury-Farrell whose mailing address is 48 State Street, #1, Portland, Maine 04101 with WARRANTY COVENANTS, as joint tenants, the real property situated in Canton, County of Oxford and State of Maine more particularly described in Exhibit A attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this September 16, 2020.

MAINE REAL ESTATE TRANSFER TAX PAID

Deborah L Bakie
Witness

Sean N. Roy

State of New Hampshire
County of Rockingham

September 16, 2020

Personally appeared before me the above named Sean N. Roy and acknowledged the foregoing instrument to be his free act and deed.

Deborah L Bakie
Notary Public
Print Name Deborah L Bakie
My commission expires: 1/18/2022

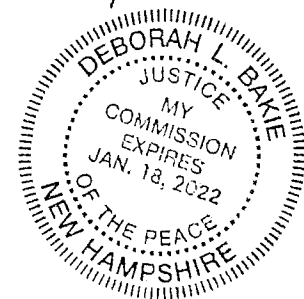


Exhibit A

A certain lot or parcel of land, together with any buildings and improvements thereon, situated in the Town of Canton, County of Oxford and State of Maine 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.

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.

Meaning and intending to convey the same property as conveyed to Grantor by Warranty Deed dated August 11, 2011, from Barry Ferdinando and Gayle L. Sharpe-Ferdinando and recorded in the Oxford County Registry of Deeds at Book 4753, at Page 275.