

WARRANTY DEED

We, EDMOND R. BERRY, SR., EDMOND R. BERRY, JR., and SCOTT B. BERRY, of HC 67, Box 740, Dixfield, ME 04224,

FOR CONSIDERATION PAID, grant to GAVIN J. HIGGINS, of 185 Whitney Hill Road, Tunbridge, VT 05077,

with WARRANTY COVENANTS, the land in WELD, FRANKLIN County, State of MAINE, to wit,

A certain lot or parcel of land situated off the westerly side of West Side Road, in the Town of WELD, County of FRANKLIN, State of MAINE, bounded and described as follows:

BEGINNING at a point in the center of a small brook off the westerly sideline of West Side Road, on the Weld-Carthage Town Line, said point being South 77 Degrees 33 Minutes 45 Seconds West, a distance along said town line, of 725.73 FEET, from an iron pin set on the westerly sideline of said road;

THENCE by the following courses and distances:

- 1) South 77 Degrees 33 Minutes 45 Seconds West, along said town line, a distance of 840.70 FEET, to a point in the center line of Lapham Brook;
- 2) Northerly along the center line of Lapham Brook, a distance of 3600 FEET, more or less, to a point at land now or formerly of the State of Maine;
- 3) North 77 Degrees 59 Minutes 55 Seconds East, along land of the State of Maine, a distance of 1064.31 FEET, to a wooden post found at land now or formerly of Francis L. Ferdinando, as described in a deed recorded in the Franklin County Registry of Deeds, in Book 1798, at Page 139;
- 4) South 05 Degrees 33 Minutes 42 Seconds East, along land of said Ferdinando, a distance of 454.92 FEET, to a wooden post found on the northerly sideline of LOT 2 as shown on a plan of Valley Overlook Subdivision, as recorded in the Franklin County Registry of Deeds;
- 5) South 79 Degrees 10 Minutes 26 Seconds West, along LOT 2, a distance of 64 FEET, more or less, to the center line of a small brook;
- 6) Southerly, along the center line of said small brook and the westerly sideline of LOTS 2, 1, 3, 4 and 5, of said Valley Overlook Subdivision, a distance of 2500 FEET, more or less, to the POINT OF BEGINNING.

The above described parcel contains 54.23 ACRES. Bearings are referenced to Magnetic North 1929.

Maine Real Estate
Transfer Tax Paid

Warranty Deed
Berry to Higgins
Page 2.

Said property is shown as LOT 6 on plan of VALLEY OVERLOOK SUBDIVISION, dated February 1, 2004, and recorded, or to be recorded in the Franklin County Registry of Deeds.

Being a part of the property conveyed to Edmond R. Berry, Sr., Edmond R. Berry, Jr. and Scott B. Berry, by New River-Franklin, Ltd., by its quit-claim deed dated May 11, 2000, and recorded in the Franklin County Registry of Deeds on June 8, 2000, in Book 1932, at Pages 201 and 202.

The within grantors state that the above described property is presently classified under Title 36 MRSA Chapter 105 as Tree Growth and the within grantee acknowledges he is aware of this classification and agrees that it shall be his sole responsibility to make any change desired in said classification.

ALSO HEREBY CONVEYING an appurtenant easement and right of way, 60 FEET in width, for all legal purposes, including utilities, leading in a westerly and northwesterly direction, over other land of Edmond R. Berry, Sr., Edmond R. Berry, Jr. and Scott B. Berry, as described in a deed recorded in the Franklin County Registry of Deeds in Book 1901, at Page 307, located in the Town of CARTHAGE, and the Town of WELD, leading from the westerly side of West Side Road, to the land above described and conveyed.

Witness our hands and seals this 26th day of June, 2004.

Carol A. Sweatt

Edmond R. Berry Sr.
Edmond R. Berry, Sr.

to all

Edmond Berry Jr.
Edmond R. Berry, Jr.

three

Scott B. Berry
Scott B. Berry

State of Maine
County of Oxford, ss.

June 26, 2004

Then personally appeared the above named Edmond R. Berry, Sr., Edmond R. Berry, Jr. and Scott B. Berry, and acknowledged the foregoing instrument to be their free act and deed.

Before me,
Carol A. Sweatt
Carol A. Sweatt
Notary Public

My Commission Expires: 12/27/2004

FRANKLIN COUNTY
Susan A. Black
Register of Deeds