

MAINE REAL ESTATE
TRANSFER TAX PAID

Receipt # 232016



Instr # 15702

Cherri L Crockett Register of Deeds

Bk 5792 PG 649

12/26/2023 03:31:41 PM

Pages 6

DEED

OXFORD COUNTY

QUITCLAIM DEED

Penley & Mills, Inc., of Orono, Penobscot County, Maine, for consideration paid, hereby conveys to **Big Buck Properties, LLC**, a Maine limited liability company with an address of 200 Auburn, Road, Turner, Maine 04282, with quitclaim covenant, all its interest in certain parcels of land located in the Towns of Andover, Bethel, Canton, Greenwood, Newry, and Sumner, Maine, and described on Schedule A.

Timothy S. Mills also joins this deed, in his individual capacity, to release the right of first option reserved to him in the deed from Timothy S. Mills to Penley & Mills, Inc. dated December 28, 1989 and recorded in the Oxford County Registry of Deeds in Book 1711, Page 84.

Penley & Mills, Inc., by and through its duly authorized Vice President, Timothy S. Mills, causes its hand and seal this 26th day of December 2023.

Penley & Mills, Inc.

Timothy S. Mills, Vice President

Timothy S. Mills

STATE OF MAINE
ANDROSCOGGIN, ss.

Dated: December 26, 2023

Personally appeared the above-named Timothy S. Mills and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said Penley & Mills, Inc.

Attorney-at-Law

Kendall A. Ricker, Esq., MBN: 5342

SCHEDULE A

ANDOVER

Parcel One

A certain lot or parcel of land situated in Andover, County of Oxford and State of Maine and bounded and described as follows:

Being the homestead farm of S. Eli Cutting and conveyed to Irving W. Akers and Winthrop N. Akers by Bimsley L. Akers, Administrator of the Estate of S. Eli Cutting by deed dated October 3, 1912 and recorded in the Oxford County Registry of Deeds in Book 292, Page 244 and conveyed to Merle E. Akers by Irving W. Akers by his deed dated October 18, 1947 and recorded in the Oxford County Registry of Deeds in Book 494, Page 160 of his interest, being 1/2 of said lot, and the other half of said lot inherited by Merle E. Akers. Reference should be made to deed from Merle E. Akers to Penley & Mills, Inc. dated March 27, 1965 and recorded in the Oxford County Registry of Deeds in Book 638, Page 360.

Parcel Two

A certain lot or parcel of land situated in Andover, in the Wyman Hill area in Oxford County, State of Maine and being more particularly described as follows:

Commencing on the northwesterly corner of land of Penley and Mills, Inc.; thence in a general northerly direction along land of Richard Pelletier a distance of three thousand feet (3,000) feet more or less, to land of International Paper Company, thence easterly along line of International Paper Company One Thousand Seven Hundred Twenty feet (1,720) more or less, to a corner and other property now or formerly of Ellis Littlehale; thence in a general southerly direction Three Thousand One Hundred Forty-Five feet (3,145) more or less, to land of Penley and Mills, Inc.; thence in a general westerly direction One Thousand Seven Hundred feet (1,700) more or less to the point of beginning. Meaning and intending to convey a lot approximately 120 acres in size and being lot 12 in the second range of lots in Kimball Mile.

Reference should be made to deed from Edward Littlehale, duly appointed and acting personal representative of the Estate of Ellis Littlehale to Penley & Mills, Inc. dated November 20, 1990 and recorded in the Oxford County Registry of Deeds in Book 1772, Page 207.

BETHEL

A certain lot or parcel of land situated on the northerly side of Middle Intervale Road or River Road, in the Town of Bethel, County of Oxford and State of Maine bounded and described as follows: Bounded on the east by land former owned by one John Carter, thence by one L.C. Stevens then one Richard Carter, and believed to be owned now by one Timothy Carter, and commencing at the

Androscoggin River and thence easterly 2258 feet, more or less, to the Middle Intervale Road, thence southerly 50 feet to an iron pin; thence westerly 238 feet, more or less to an iron pin; thence southerly 527 feet, more or less, to a corner post; thence westerly on a bearing of approximately 20 degrees NW 2020 feet, more or less to the Androscoggin River; thence northerly 700 feet more or less to the point of beginning. Said lot comprises 28.5 acres, more or less.

Reference should be made to deed from Timothy S. Mills to Penley & Mills, Inc. dated December 28, 1989 and recorded in the Oxford County Registry of Deeds in Book 1711, Page 84.

CANTON

The land situated in Canton in the County of Oxford and State of Maine, bounded and described as follows:

Beginning at a granite monument set in the ground at the northeasterly corner of lot number ten (10) in Range 12 of the Town of Canton which northeasterly corner is also in the division line between said Town of Canton and the Town of Jay in the County of Franklin; thence the line runs in a southerly direction along the easterly line of said lot number ten (10) a distance of two hundred fifty (250) feet to a point; thence the line turns at a right angle and runs in a westerly direction to the now traveled "Canton Mountain Road"; thence the line runs in a northerly direction along the Canton Maintain Road to a point intersected by a stone wall which constitutes the northerly line of said lot number ten (10); thence the line runs in an easterly direction along said stone wall to the point of beginning.

Reference should be made to deed from Charles F. Labrecque to Penley & Mills, Inc. dated December 14, 1972 and recorded in the Oxford County Registry of Deeds in Book 776, Page 331.

GREENWOOD

The following real estate located in Greenwood, County of Oxford and State of Maine bounded and described as follows: Commencing at a stake and stones standing on the southerly side of Cummings Brook, so-called, being the brook which runs across land now or formerly of one Cummings in an easterly direction to and from the main road and into South Pond, so-called, near the Joseph Cummings house, so-known, said stake being some ten (10) rods northerly of the road which leads from near said house up the hill to premises formerly owned by Herbert Mason, known as the Wesley Cole place, and some four (4) rods northerly from the end of the stone wall which extends from the near Wesley Cole road northerly to a point near said brook; said stake also stands some twenty (20) feet northerly or northwesterly of a certain spotted fir tree marked as a witness to the corner at which stake stands, said stake is marked with the mark of A.M. Carter who established the said corner (being a diamond with a notch beneath), thence easterly down the southerly bank of said brook to a red oak tree spotted near or at the northerly side of the town road leading to the premises of Herbert Mason, now known as the Wesley Cole place; thence westerly by said road to the Mason place, also known as the Wesley Cole place; the easterly line thereof being marked by a stone wall; thence northerly by said

Wesley Cole place to the southerly line of Range 5 marking the southerly line of land now or formerly of E.L Tebbets Spool Company; thence easterly by the southerly line of said Range 5 to land supposed to be owned by Stanley M. and Robert W. Wheeler; and thence southerly by said Wheeler land to the point of commencement.

Reference should be made to deed from Sterling A. Mills to Penley & Mills, Inc. dated October 15, 2015 and recorded in the Oxford County Registry of Deeds in Book 5257, Page 568.

NEWRY

Parcel One

Certain lots or parcels of land situated in the Town of Newry, County of Oxford and State of Maine, to wit: Lots numbered Two and Three in the Fourth Range of lots in said Town, east of Bear River. Also a part of lots numbered Two and Three in the Third Range of lots in said Town, east of Bear River, bounded as follows: Beginning at what has commonly been known as John Libby's northeasterly corner; thence North 67° east to the line between lots Two and Three; thence by same course across said line to lot numbered line Three aforesaid ten (10) rods; thence North 23° West parallel with said lot line to the range line between ranges three and four; thence southwesterly on said range line to the corner of lots number One and Two in said Range; thence South 23° East to the first mentioned bound, containing 68 acres and $\frac{3}{4}$ of an acre.

The above-described premises are described as follows: on the south by land of Alice Rosefield; formerly owned by Don Smith; on the west side by land of Henry Powers and Arthur and David Head; on the North and East by International Paper Company.

Reference should be made to deed from Norman O. Mills to Penley & Mills, Inc. dated May 29, 1970 and recorded in the Oxford County Registry of Deeds in Book 678, Page 550.

Parcel Two

Also hereby conveying a certain lot or parcel of land situated in the Town of Newry, County of Oxford and State of Maine being described as follows:

Beginning at a point along the range line between ranges three and four in said Town of Newry that is 10 rods easterly along the range line from the northwest corner of lot 3 range 3; thence along the range line to the land of Muzzey; thence southerly along the land of Muzzey 100 rods to a point; thence south 67 degrees west to a point 10 rods from the lot line between lots two and three in the third range; thence northerly 100 rods parallel to said lot line to the point of beginning, containing 50 acres, more or less.

Reference should be made to Clerk's Certificate dated January 4, 2008 and recorded in the Oxford County Registry of Deeds in Book 4250, Page 26.

Parcel Three

A certain lot or parcel of land on the westerly side of Route 26 in the Town of Newry, Oxford County, State of Maine and more particularly located and described as follows:

Beginning at a point on the easterly bound of Route 26, said point being in the thread of a small brook and being the dividing line of the lot herein conveyed and that of George W. Morrison (537/534)

Thence South fifty-three degrees fifty minutes zero seconds East (S 53° 50' 00" E) one hundred fifty and zero hundredths (150.00) feet along the easterly bound of Route 26 to a point;

Thence North eighty-one degrees ten minutes zero seconds East (N 81° 10' 00" E) twenty-six and sixty-six hundredths (26.66) feet to a point;

Thence North fifty-four degrees forty-four minutes twenty-two seconds East (N 54° 44' 22" E) three hundred and fifty and twelve hundredths (350.12) feet to a point;

Thence North thirty-five degrees fifteen minutes thirty-eight seconds west (N 35° 15' 38" W) forty-five and zero hundredths (45.00) feet to a point;

Thence North fifty-four degrees forty-four minutes twenty-two seconds East (N 54° 44' 22" E) seventy-five and zero hundredths (75.00) feet to a point;

Thence South thirty-five degrees fifteen minutes thirty-eight seconds east (S 35° 15' 38" E) forty-five and zero hundredths (45.00) feet to a point (This and the last two courses are outside and around the west and north of an old foundation);

Thence North fifty-four degrees forty-four minutes twenty-two seconds East (N 54° 44' 22" E) one hundred forty-three and nineteen hundredths (143.19) feet to a point;

Thence along a curve to the right along an Arc = 128.39', a Radius = 230.00', and Delta = 31° 59' 02" to a point;

Thence North twenty-seven degrees six minutes fifty seconds West (N 27° 06' 50" W) one hundred twenty-five and three hundredths (125.03) feet to an iron pipe on the southerly line of land now or formerly of John T. Powers (1211/62);

Thence South seventy-five degrees twenty minutes forty-three seconds West (S 75° 20' 43" W) two hundred three and ninety-five hundredths (203.95) feet along the southerly line of Powers to the thread of the aforementioned small brook and southerly line of Morrison;

Thence southwesterly along the thread of the small brook and southerly line of Morrison to the point of beginning.

In accepting this deed, the grantee, its successors and assigns, agree that in the event the above Newry Parcel Two is proposed to be conveyed separately from land conveyed to Penley Mills, Inc. by deed of Norman O. Mills dated May 29, 1970 and recorded in said Registry in Book 678, Page 550 (the above Newry Parcel One), and if the property herein conveyed is property to be conveyed to anyone other than: 1) Timothy Powers of the Town of Newry, County of Oxford, and State of Maine, or 2) any shareholder or shareholders of Penley Mills, Inc. or any successor corporation thereon; then Brian Cleary of the Town of Bethel, County of Oxford and State of Maine (but not his heirs or assigns) shall

have the right of first refusal to purchase said property. When Penley Mills, Inc. receives a bona fide offer to purchase all or any portion of the property conveyed herein, it shall immediately communicate that offer in writing to Brian Cleary by certified, return receipt requested mail or by hand delivery. From the date of the receipt, Brian Cleary shall have seven (7) days to exercise his right of first refusal by tendering cash or certified check to Penley Mills, Inc., the same amount offered by a good faith purchaser. If Brian Cleary fails or refuses to make such an offer then his first refusal to purchase all or any of said land shall be extinguished by Penley Mills, Inc. recording in the Oxford County Registry of Deeds with a cross reference to this deed, a statement under oath as to the extinguishment of the right of first refusal of Brian Cleary.

Reference should be made to deed from Wilbur S. Myers and Keith Durgin to Penley & Mills, Inc. dated June 4, 2003 and recorded in the Oxford County Registry of Deeds in Book 3307, Page 156.

SUMNER

Parcel One

A certain lot or parcel of land situated in Sumner, in the County of Oxford and State of Maine, known as the Kenneth Benson wood lot, near West Sumner, and bounded as follows: viz: northerly by land of C.E. Foster Company and land now or formerly of Leon Grover; easterly by the County Road; southerly by land now or formerly of C.A. Barrows, and westerly by land now or formerly of L.J. Trask, containing fifty acres, more or less.

Reference should be made to deed from Norman O. Mills to Penley & Mills, Inc. dated April 8, 1964 and recorded in the Oxford County Registry of Deeds in Book 637, Page 59.

Parcel Two

A certain lot or parcel of land situated in Sumner, in the County of Oxford and State of Maine, described as follows:

A strip of land eight (8) rods in width around the easterly side of Abbot's Pond, so-called. Said property being identified as Tax Map 24 Lot 3 on the assessor's tax maps, and containing 6 acres more or less.

Also hereby conveying certain rights of way to be used in common with the others, for ingress and egress over road as now existing to the aforesaid strip of land around Abbot's Pond, as more particularly described in a deed from Penley & Mills, Inc. to Ethyl Corporation dated December 12, 1969 and recorded in the Oxford County Registry of Deeds Book 682, Page 519.