

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT: That Ryan Ranch LLC of PO Box 223, South Paris, ME 04281, for consideration paid grants to RaeAnne Kaye Richards and Wayne Richards, 9501 Pacific Highway SE, Olympia, WA 98516, as Joint Tenants, with WARRANTY COVENANTS:

A certain parcel of land situated Southwesterly of, but not adjacent to, the Sodom Road, in the Town of Buckfield, County of Oxford, State of Maine, bounded and described as follows to wit:

Beginning at a set rebar at the northwesterly corner of land of Kathleen Zimmerman and Robert Zimmerman as recorded at the Oxford County Registry of Deeds in Book 5613, Pages 661-662;

Thence South 10 degrees 55 minutes 01 seconds East along land now or formerly of said Zimmerman, a distance of 1180.00 feet, to a set rebar;

Thence North 66 degrees 19 minutes 07 seconds West, a distance of 1046.15 feet, to a found wood post and pile of stones;

Thence North 23 degrees 13 minutes 47 seconds West along land now or formerly of Charles R. Gillis, a distance of 921.06 feet, to a found metal stake in a pile of stones;

Thence North 22 degrees 23 minutes 23 seconds West along land now or formerly of Roland G. Frechette and Leah M. Frechette, a distance of 1261.89 feet, to a set rebar;

Thence North 62 degrees 45 minutes 03 seconds East, a distance of 692.92 feet, to a set rebar;

Thence South 37 degrees 28 minutes 09 seconds East, a distance of 401.27 feet, to a set rebar;

Thence South 29 degrees 25 minutes 42 seconds East along land now or formerly of Erin Costello and Thomas Costello, a distance of 1462.14 feet, to the first mentioned set rebar, being the point of beginning.

The land herein contains 51.69 acres.

Also including for ingress and egress to the above-described lot from the Sodom Road, a 60 foot wide right-of-way known as Ranch Road.

Excepting and reserving from the above-described lot a 60 foot wide right-of-way known as Ranch Road for ingress and egress to the back remaining land of Grantor herein, described as follows to wit:

Beginning at a set rebar at the northwest corner of land of Erin Costello and Thomas Costello as recorded at the Oxford County Registry of Deeds in Book 5608, Page 721;

MAINE REAL ESTATE
TRANSFER TAX PAID

Thence South 04 degrees 35 minutes 07 seconds East, a distance of 179.67 feet, to a point;
Thence South 19 degrees 17 minutes 41 seconds West, a distance of 477.47 feet, to a point;
Thence South 05 degrees 49 minutes 10 seconds East, a distance of 632.90 feet, to a point;
Thence South 50 degrees 33 minutes 39 seconds West, a distance of 186.29 feet, to a point;
Thence South 23 degrees 13 minutes 47 seconds East, a distance of 308.14 feet, to a point;

Thence South 33 degrees 47 minutes 23 seconds East, a distance of 182.91 feet, to a point;
Thence South 12 degrees 47 minutes 23 seconds East, a distance of 234.82 feet, to a point;
Thence North 66 degrees 19 minutes 07 seconds West along remaining land of Grantor herein, a distance of 74.61 feet, to a found wood post in stones;

Thence North 12 degrees 47 minutes 23 seconds West, a distance of 179.35 feet, to a point;
Thence North 33 degrees 47 minutes 23 seconds West, a distance of 177.34 feet, to a point;
Thence North 23 degrees 13 minutes 47 seconds West along land now or formerly of Charles R. Gillis, a distance of 358.73 feet, to a point;

Thence North 50 degrees 33 minutes 39 seconds East, a distance of 199.18 feet, to a point;
Thence North 05 degrees 49 minutes 10 seconds West, a distance of 614.10 feet, to a point;
Thence North 19 degrees 17 minutes 41 seconds East, a distance of 478.15 feet, to a point;
Thence North 04 degrees 35 minutes 07 seconds West, a distance of 145.63 feet, to a point;
Thence North 43 degrees 45 minutes 19 seconds West, a distance of 360.08 feet, to a point;
Thence North 02 degrees 01 minutes 19 seconds East, a distance of 53.01 feet, to a point; Thence North 62 degrees 45 minutes 03 seconds East, a distance of 68.78 feet, to a set rebar; Thence South 02 degrees 01 minutes 19 seconds West, a distance of 61.31 feet, to a point;
Thence South 43 degrees 45 minutes 19 seconds East, a distance of 356.10 feet, to the first mentioned set rebar, being the point of beginning.

Bearings are referenced Maine State Grid North, West Zone.

All rebar set are 5/8 inch in diameter and topped with a plastic cap stamped "Kachnovich PLS 2395".


Being a portion and only a portion of land conveyed to Ryan ranch, LLC by a deed dated January 6, 2020 and recorded at the Oxford County Registry of Deeds in Book 5501, Pages 707-710.

Prepared by:
Kachnovich Land Surveying, Inc. 328 Main Street
Jay, Maine 04239
(207) 897-2748
www.mainesurveying.com

These premises were conveyed to Grantor Ryan Ranch LLC by virtue of a Warranty deed from Simply Maine Land, LLC dated 01/06/2020 and recorded at the Oxford County Registry of Deeds in Book 5501, Page 707.

Executed this 28th day of September, 2021.

Ryan Ranch LLC

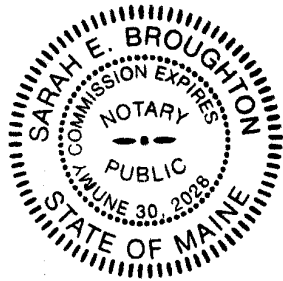
By: 
Douglas Ryan, Manager

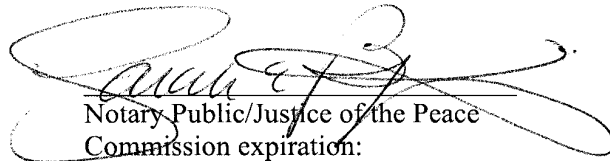
State of Maine

County of Androscoggin

September 28, 2021

Then personally appeared before me on this 28th day of September, 2021, Douglas Ryan, duly authorized on behalf of Ryan Ranch LLC, and acknowledged the foregoing to be his free act and deed.




Notary Public/Justice of the Peace
Commission expiration: