

## WARRANTY DEED

### KNOW ALL PERSONS BY THESE PRESENTS

**THAT I, BENJAMIN M. CHURCH**, with a mailing address of 475 Redding Road, Sumner, ME 04292,

for consideration paid,

*grant* to **MITZIE J. NAPLES**, with a mailing address of 81 Flat Road, Bethel, ME 04217,

with **WARRANTY COVENANTS**, a certain lot or parcel of land, located on the northerly side of Redding Road, so-called, in the Town of Sumner, County of Oxford and State of Maine, being more particularly bounded and described as follows:

Beginning at a point on the assumed northerly sideline of the Redding Road, so-called, said point of beginning being North 07 degrees 33 minutes 16 seconds East a distance of two and ninety-two hundredths (2.92) feet from a rebar with cap found inscribed Kane PLS1239. Said point of beginning also being the southwesterly corner of the parcel herein described and the southeasterly corner of Lot #3 as shown on a "Standard Boundary Survey-Subdivision Plan Property of JAE Realty Trust" dated May 17, 1993, and recorded as Plan File #2822 O.C.R.D.; thence from said point of beginning North 07 degrees 01 minute 33 seconds East along the easterly line of the said Lot 3 and the westerly line of the parcel herein described a distance of two thousand one hundred sixty-two and nine hundredths (2,162.09) feet to a rebar with cap found inscribed Kane PLS 1239;

Thence North 88 degrees 05 minutes 35 seconds East a distance of one thousand seventy-eight and no/hundredths (1,078.00) feet to a capped rebar set;

Thence South 21 degrees 45 minutes 35 seconds East a distance of two thousand seven hundred sixty and eighty-three hundredths (2,760.83) feet to a capped rebar set along the assumed northerly sideline of the said Redding Road;

Thence along the assumed northerly sideline of the said road and a curve to the left having a radius of six hundred ninety-six and forty-three hundredths (696.43) feet a distance along the curve of one hundred ninety-one and eighteen hundredths (191.18) feet to a point of tangency;

Thence North 41 degrees 39 minutes 40 seconds West continuing along the assumed northerly sideline of the said road a distance of one hundred forty-nine and seventy hundredths (149.70) feet to a point;

Thence continuing along the assumed northerly sideline of the said road North 45 degrees 10

MAINE REAL ESTATE  
TRANSFER TAX PAID

minutes 34 seconds West a distance of one hundred fifty-nine and twelve hundredths (159.12) feet to the point of beginning.

Bearings are based upon magnetic North October 2010.

All capped rebar set are 5/8" diameter rebar with an orange plastic cap inscribed K.F. Farrar PLS #2021.

Containing 40.14 acres.

**EXCEPTING AND RESERVING to Benjamin M. Church the exclusive right to use, occupy, and construct upon the aforementioned land, and the further right to maintain, use, and occupy any and all improvements located on said land, together with the furniture, fixtures, appliances, and personal property therein, rent free, for and during the term of their natural life.**

**Furthermore, as long as this life lease is in effect, that Benjamin M. Church shall maintain said land and the improvements located thereon and therein and be responsible for all real estate taxes, personal property taxes, and utility assessments, and other assessments related to possession of the land and the improvements located on said premises as long as she shall reside at the property. Said Life Lease shall terminate if Grantor should move permanently from premises to a nursing home or assisted living.**

Meaning and intending to convey and hereby conveying precisely the same premises conveyed by Quit-Claim Deed from Gary K. Searles and Maureen Seales to Benjamin M. Church and recorded in the Oxford County Registry of Deeds in Book 4781, Page 168.

WITNESS my hand and seal this 10 day of June, 2021

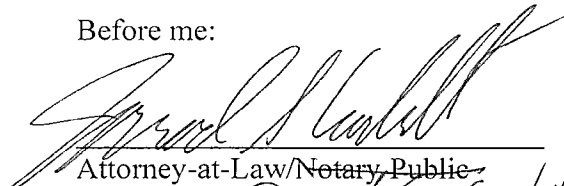
  
Benjamin M. Church

STATE OF MAINE  
COUNTY OF OXFORD, ss.

June 10, 2021

Then personally appeared the above-named **Benjamin M. Church** and acknowledged the foregoing instrument to be his free act and deed.

Before me:

  
Attorney-at-Law/Notary Public  
Print Name: Samuel S. Crockett, Esq.  
My Commission Expires: ME Bar #4295