Receipt # 247608
ERECORD
Bk 5883 PG 999
07/24/2025 09:51:27 AM
Pages 2
DEED
Instr # 25-8373
Cherri L Crockett Register of Deeds OXFORD COUNTY

DLN: 2940759

MAINE SHORT FORM WARRANTY DEED

MAINE REAL ESTATE TRANSFER TAX PAID

FREEMAN RESOURCES, LLC, a Maine limited liability company of South Paris, Oxford County, Maine, for consideration paid, hereby grants to **RYAN RANCH, LLC,** with a mailing address of P O Box 223, South Paris, Maine 04281, with **WARRANTY COVENANTS**, certain lots or parcels of land situated in **Buckfield** and **Hebron,** Oxford County, Maine, being more particularly described on the attached **Exhibit A**.

The premises are conveyed subject to any easements and restrictions of record and include all rights, easements, privileges and appurtenances pertaining thereto.

IN WITNESS whereof, the said Freeman Resources, LLC, has caused this instrument to be signed and sealed this 22nd day of July, 2025.

FREEMAN RESOURCES, LLC

Witness

By: _____
Gary Freeman, Manager

STATE OF MAINE
COUNTY OF Androscoggin ss.

Personally appeared before me this 22nd day of July, 2025, the above-named Gary Freeman, Manager of Freeman Resources, LLC, and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of Freeman Resources, LLC.

_____
Notary Public/Maine Attorney-at-Law
Mark Hathaway
Type or Print Name
My commission expires: _____

MARK HATHAWAY
Notary Public-Maine
My Commission Expires
November 06, 2027

EXHIBIT A

A certain lot or parcel of land situated in Buckfield and Hebron, Oxford County, Maine, and further described as Lots 4, 5, 6 & 7 on a certain plan entitled "Churchill Estates" as prepared for Alan McNeil and Kenneth Poland by Robert F. Bradford, Surveyor, dated February, 1988 and duly recorded in the Oxford County Registry of Deeds as File No. 2307.

Being a portion of Parcel 4 conveyed by Quitclaim Deed of Gary M. Freeman (a/k/a Gary Freeman and Gary Michael Freeman) and Mary J. Freeman (a/k/a Mary Freeman and Mary Jean Freeman) to Freeman Resources, LLC dated March 18, 2017 and recorded in the Oxford County Registry of Deeds in Book 5338, Page 680.

Included herewith, without warranty covenants, are any appurtenant access rights the grantor herein may have in and to the rights of way and easements shown on the above referenced plan of Churchill Estates recorded in the said Registry as File No. 2307, for ingress and egress, including utilities, and any other rights of way and easements extending to the above Lots on Plan 2307, to be used in common with others who shall share said right of way.