

Receipt # 232016



Bk 5792 PG 662

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Pages 3

DEED

Instr # 15704

Cherri L Crockett Register of Deeds

OXFORD COUNTY

QUITCLAIM DEED

MAINE REAL ESTATE
TRANSFER TAX PAID

BETSEY A. CUMMINGS, of South Portland, Cumberland 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, the following described real property, with any improvements thereon, situate in Bryant Pond, Town of Woodstock, Oxford County, State of Maine, described in attached Schedule A.

My hand and seal this 26th day of December 2023.

Betsey A. Cummings
Betsey A Cummings

STATE OF MAINE
ANDROSCOGGIN, ss.

Dated: December 26, 2023

Personally appeared the above-named Betsey A. Cummings, and acknowledged the foregoing instrument to be her free act and deed in her said capacity.

Before me, Kendll A. Ricker
Attorney-at-law
Kendll A. Ricker, Esq., MBN:5342

SCHEDULE A

PARCEL ONE:

A certain lot or parcel of land lying in said Woodstock and on the easterly side of the road leading from Bryant Pond Village in said Woodstock to Pinhook, so called, also in said Woodstock, bounded as follows: Easterly by land of Cullen Abbott, now or formerly; southerly by land now or formerly of E.P. Lovejoy, formerly the Albion P. Cole Homestead; westerly by land now or formerly of James M. Day; northerly by land now or formerly of Antti Korhonen, formerly the Newell Rowe Homestead, and said real estate is westerly half of Lot eighty-one (81) in the west part of said Woodstock. Also conveying all right title and interest in the common boundary line deed of Cleo T. Billings (formerly Cleo T. Kerns) to Sterling A. Mills and Irene H. Mills, dated February 5, 1986, recorded in Volume 1372, Page 243 in the Oxford County Registry of Deeds; Excepting all right title and interest in the common boundary line deed of Sterling A. Mills to Irene H. Mills to Cleo T. Billings (formerly Cleo T. Kerns), dated February 6, 1986, recorded in Volume 1372, Page 244 Oxford County Registry of Deeds.

Parcel One being the same premises described in the deed of Flora A. Cole to Sterling A. Mills and Irene H. Mills, as joint tenants, dated October 27, 1970, recorded in Volume 695, Page 482 of the Oxford County Registry of Deeds. Sterling A. Mills deceased September 23, 2020, leaving Irene H. Mills as the sole surviving joint tenant.

PARCEL TWO:

A certain lot or parcel of land situated in the said Woodstock, and lying on the easterly side of Rumford Avenue, so-called, bounded and described as follows:
Commencing at a point on the easterly side of said Rumford Avenue, said point being eight hundred ninety-four (894) feet southerly from the northwest corner of land now or formerly of Cleo Billings Kerns, said point being marked by a granite post; thence North 70° East two hundred six (206) feet to an iron pin; thence North 74° 38' 30" East three hundred thirty-two and nine-tenths (332.9) feet, to an iron pin on the easterly boundary line of land now or formerly of Kerns, said point being marked by an iron pin driven into the ground; thence South 20° East eight hundred twenty-five (825) feet, more or less, to a corner, which corner is also the northeast corner of land now or formerly, of one E. J. Kinderman; thence South 70° West six hundred seven feet and two inches (607' 2") to a corner marked by an iron pipe driven into the ground, thence North 28° west ninety-nine (99) feet to a corner marked by an iron pipe driven into the ground: thence in a course due west one hundred seventy-eight (178) feet to a point on the easterly boundary line of said Rumford Avenue; thence in a northerly direction on

and along the easterly boundary line of said Rumford Avenue eight hundred five (805) feet, more or less, to the point of beginning.

EXCEPTING from Parcel Two above, the premises described in the deed of Irene Mills to Clement Roy, dated October 26, 1995, recorded in Volume 2273, Page 184 of the Oxford County Registry of Deeds. Also excepting from Parcel Two above, the premises described in deed of Sterling Mills and Irene Mills to Bryants Pond Telephone Company dated September 1, 1981 and recorded in Volume 1134, Page 46 of the Oxford County Registry of Deeds. Parcel Two being the same premises described in the deed of Sterling A. Mills to Irene Mills, dated March 27, 1986, recorded in Volume 1379, Page 249 of the Oxford County Registry of Deeds.

Meaning and intending to convey same Parcel One and Parcel Two described in the deed to Grantor and recorded in the Oxford County Registry of Deeds in Book 5664, Page 925, which lots are further identified on the tax maps of the Town of Woodstock as Lot 50 and Lot 51-1, Map 7.