

Receipt # 243072		<b>Bk 5856</b>	<b>PG 140</b>
<b>ERECORD</b>		02/03/2025 02:58:27 PM	
		Pages 2	
		DEED	
Instr # 25-1177			
Cherri L. Crockett Register of Deeds		OXFORD COUNTY	

DLN2420122

**WARRANTY DEED**  
Statutory Short Form

KNOW ALL BY THESE PRESENTS That Always Affordable Land LLC of Maricamp, Marion County, State of Florida for consideration paid, grant to Ryan Ranch LLC of Apollo Beach, County of Hillsborough and State of Florida, whose mailing address is 208 North St Thomas Circle, Apollo Beach, FL 33572, with Warranty Covenants, the real property in the Town/City of Buckfield, County of Oxford and State of Maine, more particularly described as follows:

A certain lot or parcel of land situated in Buckfield, Oxford County, Maine and further described as Lot #3 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 the premises as conveyed to Kenneth Poland and Alan C. McNeil by deed of Gilman Tuell, Sr. dated September 19, 1986 and recorded in the Oxford County Registry of Deeds in Book 1421, Page 087.

Also hereby conveyed to the Grantee, his heirs and assigns, is a right of way or easement, by vehicle or otherwise, including utilities, over and across the right of way extending to said Lot #3 on Plan 2307 from an easterly direction along the line of land now or formerly of ladd as shown on said Plan. Also conveying a to Grantee, his heirs and assigns, a right of way and easement by vehicle or otherwise, including utilities, over and across the right of way shown on the Plan entitled "G.E. Lot" as prepared for Alan McNeil and Kenneth Poland and recorded in the Oxford County Registry of Deeds as File No. 2232. The easements and rights of way as granted to Grantee, his heirs and assigns, herein are intended to, and do, convey a right of way extending from the McAllister Road, so-called, in Buckfield over the said rights of way as described, to the said Lot #3 conveyed herein.

EXCEPTING AND RESERVING, however, to Kenneth Poland and Alan C. McNeil, their heirs and assigns, a right of way or easement, by vehicle or otherwise, including utilities over and across the premises herein conveyed, for the benefit of other lands now or formerly owned by Grantors, as said right of way is set forth on said Plan 2307, including the right to grant additional rights of way in common with others.

SUBJECT, HOWEVER, to the Maine Tree Growth Tax Law as the same may apply to the premises being conveyed for all purposes in accordance with law, and Grantee acknowledges the existence of said Tree Growth Tax status by his acceptance of this deed.

Reference is hereby made to a deed recorded in the Oxford County Registry of Deeds at Book 1614, Page 301.

WITNESS our hand(s) and seal(s) this January 29, 2025.

[Signature]  
Witness

[Signature]  
Always Affordable Land LLC, By: Michael Hopkins,  
Managing Member

STATE OF FLORIDA  
COUNTY OF Marion, ss.

January 29, 2025

Personally appeared the above-named Michael Hopkins, Managing Member Always Affordable Land LLC, and acknowledged the foregoing to be his free act and deed in his said capacity.

Before me,

[Signature]  
Notary Public  
Print: Brandi Divine

