



**WARRANTY DEED
(Maine Statutory Short Form)**

KNOW ALL PERSONS BY THESE PRESENTS THAT, RYAN RANCH, LLC, a Maine Limited Liability Company with a mailing address of P.O. Box 223, South Paris, Maine 04281,

For consideration paid, **GRANT(S) with WARRANTY COVENANTS, to:**

STEVE N. LATULIPPE AND ANITA SUE LATULIPPE, both with a mailing address of P.O. Box 215, Ashland, New Hampshire 03217, a certain lot or parcel of land situated in the Town of Buckfield, County of Oxford, and State of Maine, being more particularly bounded and described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

Being a portion of the premises conveyed to this grantor herein by deed of Simply Maine Land, LLC dated January 6, 2020, and recorded in the Oxford County Registry of Deeds, Book 5501, Page 707.

WITNESS my hand and seal this 21 day of September, 2021.

MAINE REAL ESTATE
TRANSFER TAX PAID

RYAN RANCH, LLC

By: E. Douglas Ryan
Its: Sole Member

Witness

STATE OF Maine
Oxford, SS.

September 21, 2021

Then personally appeared the above-named E. Douglas Ryan, Sole Member of Ryan Ranch, LLC and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of the Company.

Before me,
Notary Public/~~Attorney-at-Law~~
Print Name: _____
My Commission Expires: _____



**JODY BRETT
NOTARY PUBLIC - State of Maine
My Commission Expires
June 3, 2025**

EXHIBIT A

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 found stone monument at the most southerly corner of land of Cody Almoney as recorded at the Oxford County Registry of Deeds in Book 5286, Pages 480;

Thence South 23 degrees 54 minutes 42 seconds West along land now or formerly of Jennifer L. Lowell, Travis Lowell, and Seneca Jacobs, a distance of 1669.79 feet, to a set rebar;

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

Thence North 02 degrees 01 minutes 19 seconds East along the easterly side of Ranch Road, a distance of 868.33 feet, to a set rebar;

Thence North 22 degrees 21 minutes 31 seconds West, a distance of 1454.77 feet, to a found 1/2" rebar in stones;

Thence South 82 degrees 42 minutes 17 seconds East along land now or formerly of Frechette's, LLC, a distance of 491.43 feet, to a set drill hole in ledge;

Thence North 76 degrees 23 minutes 15 seconds East along land now or formerly of Frechette's, LLC, a distance of 541.72 feet, to a found stone monument;

Thence South 21 degrees 10 minutes 55 seconds East along land now or formerly of Reginald T. Fecteau and Susan R. Fecteau, a distance of 723.38 feet, to a found 3/4" rebar capped PLS 1093;

Thence South 44 degrees 13 minutes 29 seconds West, a distance of 455.98 feet, to a set rebar;

Thence South 81 degrees 55 minutes 19 seconds East, a distance of 491.26 feet, to the first mentioned found stone monument, being the point of beginning.

The land herein contains 40.90 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 point on the westerly sideline of the above described lot, said point being South 23 degrees 54 minutes 42 seconds West, a distance of 299.32 feet from a found stone monument at the most southerly corner of land of Cody Almoney as recorded at the Oxford County Registry of Deeds in Book 5286, Pages 480;

Thence South 23 degrees 54 minutes 42 seconds West, a distance of 62.05 feet, to a point;

Thence North 80 degrees 51 minutes 42 seconds West, a distance of 45.80 feet, to a point;
Thence North 46 degrees 58 minutes 16 seconds West, a distance of 360.46 feet, to a point;
Thence South 58 degrees 50 minutes 23 seconds West, a distance of 508.44 feet, to a set rebar;
Thence North 22 degrees 21 minutes 31 seconds West, a distance of 60.71 feet, to a point;
Thence North 58 degrees 50 minutes 23 seconds East, a distance of 544.52 feet, to a point;
Thence South 46 degrees 58 minutes 16 seconds East, a distance of 387.55 feet, to a point;
Thence South 80 degrees 51 minutes 42 seconds East, a distance of 43.34 feet, to the first mentioned point, 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.