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WARRANTY DEED

Camp Taylor LLC, a Maine Limited Liability Company of Auburn, Androscoggin County, Maine, for consideration paid, grants to Garrett D. McCafferty of Hebron, Oxford County, Maine (whose mailing address is 862 Station Road, Hebron, ME 04238) with Warranty Covenants, the following described real estate:

See "Exhibit A" Attached

For grantor's source of title, reference may be had to a deed from Mansell M. Taylor to the grantor herein, dated December 4, 2018, and recorded in the Oxford County Registry of Deeds in Book 5446, Page 641.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness my hand and seal this 15<sup>th</sup> day of September, 2023.

WITNESS:

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*Mansell M Taylor*  
Camp Taylor LLC  
By: Mansell M. Taylor  
Its: Manager

MAINE REAL ESTATE  
TRANSFER TAX PAID

STATE OF MAINE  
Androscoggin, ss

September 15, 2023

Then personally appeared the above-named Mansell M. Taylor in his said capacity and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said Limited Liability Company.

Before me,

ALIZABETH J. DOWLING  
Notary Public, State of Maine  
My Commission Expires 01/03/2030

*[Signature]*  
Notary Public/Attorney-at-Law  
Commission Expiration:

File No.: 2023-4643

**“Exhibit A”**

Certain lots or parcels of land, with any buildings thereon, situated in the Town of Hartford, County of Oxford, State of Maine, bounded and described as follows:

**PARCEL ONE:**

Beginning at the end of a stone wall on the southerly side of said old town road, being the northeasterly corner of land of Robert F. Bradford; thence running South 7 1/2 degrees West along said stone wall, a distance of 445 feet, more or less, to a corner; thence turning and running North 82 1/2 degrees West and continuing along said stone wall, a distance of 990 feet, more or less, to the end of said stone wall and the southwesterly corner of land of Robert F. Bradford; thence turning and running North 7 1/2 degrees East along the westerly line of land of Robert F. Bradford, marked in places by a stone wall, to the southerly side of said old town road; thence turning and running in a general easterly direction along the southerly side of said old town road, a distance of 1,000 feet, more or less, to the point of beginning.

Meaning and intending to describe and convey a parcel of land, irregular shaped.

**PARCEL TWO:**

Beginning at a point on the northerly bounds of the Old Town Road and the easterly bounds of land of Robert F. Bradford; thence on a bearing of N 7° 30' E a distance of 3,204 feet to the northeast corner of said property; thence on a bearing of N 82° 30' W a distance of 990 feet to the northwest corner of said parcel; thence turning and running on a bearing of S 7° 30' W along the westerly bounds of land of Robert F. Bradford a distance of 2,797 feet to the northerly bounds of the Old Town Road; thence turning and running easterly along the northerly bounds of the Old Town Road to the point of beginning.

**PARCEL THREE:**

Being the easterly half of lot one (1) in range eight (8) of lots in said Hartford.

Reference is also made to an Easement from Donald E. Perry and Carol A. Perry to Mansell M. Taylor dated June 16, 2009 and recorded in the Oxford County Registry of Deeds in Book 4457, Page 203.