

DLN: 1002140165495
WARRANTY DEED

We, **Dean Langton and Joan Yeaton**, having a mailing address of P.O. Box 202, Addison, Maine 04606, for consideration paid, grant to **Miguel Ibarguen**, having a mailing address of P.O. Box 66, Weld, Maine 04285, and **R & D Land Sales, Inc.**, having a mailing address of 73 Long View Drive, Oxford, Maine 04270, with **WARRANTY COVENANTS**, a certain lot or parcel of land, together with any buildings thereon, situated in **Perkins Plantation**, Franklin County, State of Maine, being more particularly bounded and described as follows:

Beginning at the southeasterly corner of Lot 3 in the first range of lots as originally laid out in Perkins Plantation at a point marked by a corner post set on the town line between Temple and Perkins Plantation; thence westerly on the southerly line of said Lot 3 along line of land now or formerly of Anne L. Agan, the line being marked by spotted trees, to another post set at the southwesterly corner of said lot; thence northerly along line of land now or formerly of Anne L. Agan, line of land now or formerly of the heirs of Roland Fletcher, the line being marked by spotted trees, line of land now or formerly of the heirs of George Newell, and line of land now or formerly of Marion Ellsworth, being along the westerly side of Lots 1 and 2 in the first range of lots in Perkins Plantation to Alder Stream; thence northeasterly on Alder Stream to the northerly line of Lot 2 in the first range of lots; thence easterly on the northerly line of said Lot 2, being on line of land now or formerly of Anne L. Agan, to the northeasterly corner of said lot, the point being marked by a corner post set on the town line between Temple and Perkins Plantation; thence southerly on the town line the length of said Lots 2 and 3 to the point of beginning.

Together with a right of way and easement, in common with others, including Vaplands, Inc., the Oliver-Withers Land Company and V. B. York Revocable Trust, their heirs, successors and assigns, for ingress and egress, by foot or vehicle of all types, the right to construct, maintain and repair a road and for utility services, including electrical and communication transmission lines, the strip of land subject to the said right of way and easement being three (3) rods in width the centerline of which shall be the centerline of the existing road extending southeasterly and easterly from the Alder Stream Road, so-called, across the southeast portion of Lot 2, Range 2 in said Perkins Plantation to the southeast corner of said Lot 2, Range 2 and the land formerly of Robert M. York on the westerly line of Lot 2, Range 1 in said Perkins Plantation.

The right of way and easement being described is for the benefit of the land of Robert M. York in Lot 2, Range 1 South of Alder Stream and in Lot 3, Range 1 both in Perkins Plantation, Franklin County, State of Maine.

Maine Real Estate
Transfer Tax Paid

Meaning and intending to convey Parcel Two only of a Trustee's Deed from Anne L. Agan, Trustee of the York Family Timberlands Trust to Dean Langton and Joan Yeaton dated January 28, 2021 and recorded in the Franklin County Registry of Deeds in Book 4284, Page 287.

WITNESS our hands and seals this 29 day of September, 2021

Amber Pelletier
Witness

[Signature]
Dean Langton

Amber Pelletier
Witness

Joan S. Yeaton
Joan Yeaton

STATE OF MAINE
COUNTY OF Washington

9/29, 2021

Then personally appeared the above-named, Dean Langton and Joan Yeaton, and acknowledged the foregoing instrument to be their free act and deed,

Before me,

[Signature]
Notary Public/Attorney at Law

SEAL

Laura M. Woodward
Notary Public, State of Maine
My Commission Expires August 29, 2024

RealEstate/Ibarguen/WDeed

Received
Franklin County
Susan A Black
REGISTER

Joey + Anne