

DLN #1002440262162

MAINE SHORT FORM WARRANTY DEED

I, **ERIC BONCORE**, of Marblehead, Essex County, Massachusetts, for consideration paid, grant to **NORTH LIGHT CONSTRUCTION INC.**, whose mailing address is 76 Brookwood Drive, Westport, Massachusetts, 02790, with **WARRANTY COVENANTS**, a certain lot or parcel of land, with any buildings thereon, situated in Weld, County of Franklin, and State of Maine, being further described in the attached Exhibit A.

The premises are conveyed subject to any easements and restrictions of record, and this deed includes all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

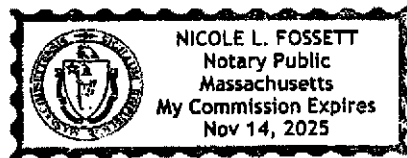
WITNESS my hand and seal this 23rd day of January, 2024.

Shore Banerji
Witness

Eric Boncore
Eric Boncore

STATE OF Massachusetts
COUNTY OF Franklin, SS

Then personally appeared the above-named Eric Boncore, known to me, this 23rd day of January, 2024 and acknowledged before me the foregoing instrument to be his free act and deed.



Nicole Fossett
Notary Public
Name: Nicole Fossett
My commission expires: Nov. 14, 2025

Exhibit A

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

Beginning at a 5/8" iron rebar set at a fifteen inch (15") white pine tree marking the southernmost corner of land now or formerly of Ralph Flood and Carol Flood, said iron pin being near the intersection of the right of way serving Floods' property; thence North 47° 56' 26" East along line of land of said Floods eighty-nine and thirty-four hundredths (89.34) feet to an iron rebar; thence North 73° 12' 24" East continuing along line of land of said Floods four hundred thirty-three and fifty-five hundredths (433.55) feet to an iron rebar set in a stone wall; thence South 06° 16' 57" East along said stone wall one hundred twenty-four and fifty-four hundredths (124.54) feet to an iron rebar set on the northerly side of a right of way; thence South 06° 30' 21" East crossing said right of way forty-four and ninety-four hundredths (44.94) feet to an iron rebar at the end of a stone wall; thence South 06° 07' 54" East along said stone wall two hundred seventy-six and ten hundredths (276.10) feet to an iron rebar; thence South 76° 04' 54" West three hundred sixty-five and eighty hundredths (365.80) feet to an iron rebar set eleven (11) feet easterly of the thread of a stream; thence continuing South 76° 04' 54" West eleven (11) feet to the thread of said stream; thence in a northwesterly direction along the thread of said stream to the point where said stream intersects the westerly side of a right of way; thence North 31° 48' 38" East continuing along the general westerly side of said right of way eighty-four and seventy-one hundredths (84.71) feet to an iron rebar set at the base of a fifteen inch (15") white pine tree and the point of beginning.

Reference is made to a survey map entitled "Standard Boundary Survey of Land of Maureen M. Riggs, Bradley R. Lothrop, Sheryl L. Brownrigg, and Laurel L. Mills, Weld, Franklin County, Maine," prepared by Acme Engineering & Design, Inc., dated June 2, 1989, and recorded in the Franklin County Registry of Deeds as Map P-2459, and to a revision of said map dated December 20, 1990, and recorded in said Registry as Map P-2537.

Also hereby conveying an easement and right of way for all purposes for which roads and ways are used in the State of Maine, including the installation and maintenance of utilities either above or below ground, and travel by foot or vehicle, the location of said right of way being described as follows:

Beginning on the northerly sideline of Center Hill Road where the same is on a course of South 69° 01' 44" West and meets the southerly boundary of the roadway labeled "right of way" on said survey (said "right of way" being the subject of "Note 4" on

said survey); thence northerly, the easement and right of way being the same width as the same "right of way" as depicted on said survey, for the entire length of said "right of way" to the location where said "right of way" meets the southerly line of land depicted on said survey as "N/F Ronald McCann, Willard Tower," as well as the southerly line of a parcel labeled "To Be Conveyed to Riggs, Et Als.", and also the southerly line of a well-established road depicted on said survey by one solid line and one broken line which are shown respectively as lying adjacent to two parcels, the solid line being adjacent to parcel labeled "N/F Ronald McCann, Willard Tower", and the broken line being adjacent to parcel labeled "To Be Conveyed to Riggs, Et Als."; thence northerly, the easement and right of way being of the same width as the said well-established road as depicted on said survey, for the entire length of said well-established road to the current location of the southerly line of the driveway of Ralph Flood and Carol Flood, being near a 5/8" rebar set at 15" white pine tree.

Excepting a certain easement and right of way in common with others, over and across the above-described premises, said easement or right of way being as depicted on the aforesaid map and located along the well-established road noted above curving in an easterly direction to a point where said road intersects a stone wall and to line of land conveyed to Bradley R. Lothrop and Mary Lothrop. Reference is made to a deed from Maureen M. Riggs, Bradley R. Lothrop, Sherryl L. Brownrigg Porter, and Laurel L. Mills to Bradley R. Lothrop and Mary L. Lothrop dated February 26, 1991, and recorded in the Franklin County Registry of Deeds in Book 1207, Page 88.

Being Parcel Three in a deed from William K. Riggs and Maureen M. Riggs to William K. Riggs, Maureen M. Riggs, Darcy M. Zur Muhlen and Tristy M. Wolfe dated December 29, 2005, and recorded in the Franklin County Registry of Deeds in Book 2706, Page 253, and in a deed from William K. Riggs and Maureen M. Riggs to Darcy M. Zur Muhlen and Tristy M. Wolfe dated January 25, 2006, and recorded in said Registry of Deeds in Book 2717, Page 193.

Reference is also made to Release Deed from Bradley R. Lothrop and Mary L. Lothrop to Darcy Zur Muhlen and Tristy Wolfe dated August 25, 2020, and recorded in the Franklin County Registry of Deeds in Book 4228, Page 269.

Also, another certain lot or parcel of land, with any buildings thereon, situated in the Town of Weld, County of Franklin, State of Maine, bounded and described as follows:

Beginning at an iron rebar set in a stone wall on the northerly side of the Center Hill Road, so-called, on line of land now or formerly of Timberlands, Inc.; thence North 06° 31' 16" West along said stone

wall and line of said Timberlands, Inc., three hundred thirty-five and thirty hundredths (335.30) feet to an iron rebar set; thence North $05^{\circ} 52' 26''$ West continuing along said Timberlands, Inc. land, the line being marked by red blazes, nine hundred thirty and seventeen hundredths (930.17) feet to an iron rebar set on line of land now or formerly of Ronald McCann and Willard Tower; thence North $77^{\circ} 26' 13''$ East along said McCann and Tower land one hundred one and thirty-nine hundredths (101.39) feet to an iron rebar set at the end of a stone wall; thence North $77^{\circ} 16' 27''$ East along said stone wall and land of said McCann and Tower four hundred ninety-one and ninety-eight hundredths (491.98) feet to the westerly side of a right of way; thence North $02^{\circ} 23' 31''$ West along the westerly side of said right of way one hundred seventy-two and twenty-three hundredths (172.23) feet to a point; thence North $06^{\circ} 28' 15''$ East continuing along the westerly side of said right-of-way seventy-five and seventy-four hundredths (75.74) feet to a point; thence North $26^{\circ} 45' 55''$ East continuing along the westerly side of said right of way fifty-nine and eighty-five hundredths (59.85) feet to a point; thence North $40^{\circ} 04' 14''$ East continuing along the westerly side of said right of way fifty-six and four hundredths (56.04) feet to a point, said point marking the thread of a stream which crosses said right of way; thence in a southeasterly direction along the thread of said stream to a point located South $76^{\circ} 04' 54''$ West of and eleven (11) feet distant from an iron rebar; thence North $76^{\circ} 04' 54''$ East eleven (11) feet to said iron rebar; thence continuing North $76^{\circ} 04' 54''$ East three hundred sixty-five and eighty hundredths (365.80) feet to an iron rebar in a stone wall; thence South $06^{\circ} 20' 27''$ East along said stone wall six hundred twenty-nine and twenty-eight hundredths (629.28) feet to the end of said stone wall; thence South $30^{\circ} 20' 05''$ East fifty-six and sixty-eight hundredths (56.68) feet to an iron pipe at the end of a stone wall; thence South $07^{\circ} 29' 48''$ East along land now or formerly of Charles Whitney Pollard, the line being marked by yellow blazes, fifty-six and thirty-four hundredths (56.34) feet to an iron rebar set at the end of a stone wall; thence South $06^{\circ} 15' 09''$ East along a stone wall and land of said Pollard five hundred thirty-six and forty-eight hundredths (536.48) feet to an iron rebar set on line of land now or formerly of Linda Ann Sabin; thence North $42^{\circ} 30' 00''$ West along said Sabin land one hundred (100) feet to an iron rebar set; thence South $05^{\circ} 32' 23''$ East continuing along said Sabin land three hundred (300) feet to an iron rebar set on the northeasterly side of the Center Hill Road, so-called; thence North $43^{\circ} 20' 24''$ West, along the northeasterly side of the Center Hill Road, so-called, two hundred seventy-eight and sixty-eight hundredths (278.68) feet to a point; thence along a curve in the road with a radius of one hundred seventy and six hundredths (170.06) feet and an arc length of two hundred and forty-four hundredths (200.44) feet to a point on the northwesterly side of the Center Hill Road, so-called; thence South $69^{\circ} 01' 44''$ West along the northwesterly side of the Center Hill Road forty-four and nine hundredths (44.09) feet to an iron rebar set on line of land now or formerly of Eddie W. Jackson and Kay W. Jackson; thence North 05°

17' 51" West along said Jackson land one hundred eighty-five (185) feet to an iron rebar set; thence South 69° 01' 44" West continuing along said Jackson land two hundred forty (240) feet to an iron rebar in a stone wall on the easterly side of a right of way; thence South 05° 17' 51" East along land of said Jackson and along the easterly side of said right of way one hundred eighty-five (185) feet to the northwesterly side of the Center Hill Road, so-called, thence South 69° 01' 44" West along the northwesterly side of the Center Hill Road, so-called, thirty-six and two hundredths (36.02) feet to an iron rebar set on line of land now or formerly of William K. Riggs and Maureen Riggs; thence North 06° 27' 32" West along a stone wall and land of said Riggs two hundred (200) feet to an iron rebar set in said stone wall; thence South 71° 48' 02" West along said Riggs land two hundred nineteen and seventy-eight hundredths (219.78) feet to an iron rebar set in a stone wall; thence South 12° 42' 09" East along a stone wall and land of said Riggs two hundred (200) feet to an iron rebar set at the northwesterly side of the Center Hill Road, so-called; thence South 70° 31' 04" West along the northwesterly side of the Center Hill Road, so-called, the line being marked in part by a stone wall three hundred sixty-eight and forty-four hundredths (368.44) feet to an iron rebar and the point of beginning.

Reference is made to a survey map entitled "Standard Boundary Survey of Land of Maureen M. Riggs, Bradley R. Lothrop, Sheryl L. Brownrigg, and Laurel L. Mills, Weld, Franklin County, Maine," prepared by Acme Engineering & Design, Inc., dated June 2, 1989, and recorded in the Franklin County Registry of Deeds as Map P-2459, and to a revision of said map dated December 20, 1990, and recorded in said Registry of Deeds as Map P-2537.

Excepting a certain easement and right of way for the benefit of others over and across the premises as said right of way is depicted on the aforesaid map. Reference is made to a deed from Maureen M. Riggs, et al, to Ralph Flood and Carol Flood dated August 14, 1990, and recorded in the Franklin County Registry of Deeds in Book 1180, Page 179, and to a deed from Maureen M. Riggs, et al, to David L. Friedman and Amethyst Montfort, formerly known as Elizabeth G. Montfort, dated July 30, 1990, and recorded in the Franklin County Registry of Deeds in Book 1180, Page 184, and to deeds from Maureen K. Riggs, et al, to Bradley R. Lothrop and Mary L. Lothrop and to William K. Riggs and Maureen M. Riggs dated February 26, 1991, and recorded in the Franklin County Registry of Deeds in Book 1207, Page 82, and Book 1207, Page 84, respectively.

Reference is made to deed from Maureen M. Riggs, Bradley R. Lothrop, Sheryl L. Brownrigg Porter, and Laurel L. Mills to William F. Riggs and Maureen M. Riggs dated February 26, 1991, and recorded in the Franklin County Registry of Deeds in Book 1207,

Page 79. Being Parcel Two in a deed from William K. Riggs and Maureen M. Riggs to William K. Riggs, Maureen M. Riggs, Darcy M. Zur Muhlen and Tristy M. Wolfe dated December 29, 2005, and recorded in said Registry of Deeds in Book 2706, Page 253, and in a deed from William K. Riggs and Maureen M. Riggs to Darcy M. Zur Muhlen and Tristy M. Wolfe dated January 25, 2006, and recorded in said Registry of Deeds in Book 2717, Page 193.

Excepting from the above-described premises are those portions thereof described in the following Deeds: Warranty Deed, Book 4380, Page 62, Warranty Deed, Book 4442, Page 81, Warranty Deed, Book 4460, Page 110, Warranty Deed, Book 4460, Page 238, and Warranty Deed, Book 4460, Page 262.

Being the same premises as conveyed to Eric Boncore by Warranty Deed from Darcy M. Zur Muhlen and Tristy M. Wolfe dated September 21, 2020, and recorded in the Franklin County Registry of Deeds in Book 4235, Page 48.

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