

WARRANTY DEED

WINFIELD R. KIMBALL, of Waterford, County of Oxford and State of Maine, **LEE ANN FROTHINGHAM**, of Bloomfield, County of Hartford and State of Connecticut, and **LAURIE ELIZABETH AXELROD**, of Clifton, County of Fairfax and Commonwealth of Virginia, for consideration paid, grant to **LEE ANN FROTHINGHAM**, of Bloomfield, County of Hartford and State of Connecticut, and **LAURIE ELIZABETH AXELROD**, of Clifton, County of Fairfax and Commonwealth of Virginia, with WARRANTY COVENANTS, the land, with any buildings thereon, in Oxford, County of Oxford and State of Maine, bounded and described as follows:

A certain lot or parcel of land, located on the easterly side of Fore Street, so-called, but not adjacent to, in the Town of Oxford, County of Oxford, and State of Maine, being more particularly bounded and described as follows:

Beginning at a granite Town Line Monument marking a corner in the line between the Towns of Oxford and Paris, and approximately 2,050 feet from the easterly side of Fore Street; thence, from said point of beginning South 05 degrees 51 minutes 20 seconds East along the Paris-Oxford Town Line, a distance of 1,258.31 feet to a point on the northerly sideline of Laurie Elizabeth Frothingham as described in a Warranty Deed from Kenneth L. Cummings et als. dated June 2, 1986 and recorded in the Oxford County Registry of Deeds in Book 1394, Page 331;

Thence, North 71 degrees 10 minutes 30 seconds West along the northerly line of the said Frothingham a distance of 43.32 feet to a capped rebar set;

Thence, North 43 degrees 57 minutes 12 seconds West a distance of 212.50 feet to a capped rebar set at the westerly corner of the said Frothingham, said corner also being the northerly corner of Lee Ann Frothingham as described in a Warranty Deed from Kenneth L. Cummings et als. dated June 2, 1986 and recorded in the Oxford County Registry of Deeds in Book 1394, Page 332;

Thence, South 43 degrees 26 minutes 06 seconds West along the sideline of the said Lee Ann Frothingham a distance of 212.50 feet to a capped rebar set at the westerly corner of the said Frothingham;

Thence, 71 degrees 09 minutes 56 seconds East a distance of 399.28 feet to a capped rebar set along the Paris-Oxford Town Line;

Thence, South 05 degrees 51 minutes 20 seconds East along the said Town Line a distance of 27.22 feet to a capped rebar set;

NO REAL ESTATE
TRANSFER TAX PAID

Thence, South 75 degrees 21 minutes 41 seconds West a distance of 676.35 feet to a capped rebar set at the southwesterly corner of the parcel herein described;

Thence, North 11 degrees 26 minutes 19 seconds West a distance of 1,730.82 feet to a capped rebar set at the northwest corner of the parcel herein described;

Thence, North 77 degrees 28 minutes 36 seconds East a distance of 158.68 feet to a point at or near the westerly end of a stone wall;

Thence, North 77 degrees 19 minutes 39 seconds East along or near the center of the said stone wall a distance of 684.03 feet to a point;

Thence, South 05 degrees 51 minutes 20 seconds East a distance of 9.00 feet to the point of beginning.

TOGETHER WITH a 70 foot wide easement being the same as reserved in a Warranty Deed from Laurie Frothingham et als. to Nancy J. Graiver et als. dated August 18, 1989 and recorded in the Oxford County Registry of Deeds in Book 1676, Page 105;

TOGETHER WITH a sixty foot wide easement to be used in common with Winfield R. Kimball, his heirs and assigns, the centerline being described as follows:

Commencing at an iron pipe found at the southeast corner of Nancy Graiver et als. as described in said Registry in Book 1676, Page 105; thence North 05 degrees 39 minutes 08 seconds West along the easterly sideline of the said Graiver et als. a distance of 111.94 feet to the point of beginning.

Thence, North 74 degrees 00 minutes 00 seconds East a distance of 56.96 feet to a point;

Thence, South 77 degrees 59 minutes 47 seconds East a distance of 245.10 feet to a point;

Thence, South 34 degrees 45 minutes 31 seconds East a distance of 231.93 feet to a point;

Thence, South 11 degrees 21 minutes 58 seconds East a distance of 444.20 feet to a point;

Thence, South 47 degrees 38 minutes 22 seconds East a distance of 416.70 feet to a point;

Thence, South 83 degrees 22 minutes 29 seconds East a distance of 201.99 feet to a point on the easterly sideline of the parcel described above, said point being North 11 degrees 26 minutes 19 seconds West a distance of 415.26 feet from a capped rebar set at the southeast corner of the parcel described above;

The North and South sidelines of the said easement are to lie 30.00 feet from as measured perpendicular to and run parallel with the centerline. The said sidelines shall be extended or contracted as necessary to intersect the easterly line of the said Graiver et als. and the easterly line of the parcel described above.

BEARINGS are based upon magnetic North December, 2010 as shown on Boundary Retracement Survey for Lee A. Frothingham, Laurie E. Axelrod, and Winfield R. Kimball dated June 2, 2011 by Pioneer Surveying & Mapping Services.

ALL CAPPED REBAR SET are 5/8th inch or 1/2 inch diameter with a plastic cap inscribed K.F. Farrar PLS #2021.

CONTAINING 27.96 Acres.

Being a portion of the premises as described in a Deed of Distribution from the Estate of Arthur L. Cummings to Kenneth L. Cummings et als., dated June 2, 1986 and recorded in the Oxford County Registry of Deeds in Book 1394, Page 330. And a portion of the premises as described in a Warranty Deed from David A. Cummings to Winfield R. Kimball dated December 9, 2005 and recorded in the Oxford County Registry of Deeds in Book 3915, Page 118.

Also hereby conveying all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

WITNESS our hands and seals this 4th day of ^{June}~~May~~, 2012.

Witness

Witness

Witness

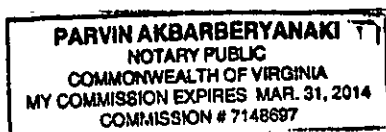
Winfield R. Kimball

Lee Ann Frothingham

Laurie Elizabeth Axelrod

STATE/Commonwealth of VA
County of Fairfax

Personally appeared the above named Winfield R. Kimball, Lee Ann Frothingham and/or Laurie Elizabeth Axelrod, known to me, this 4th day of ^{June}~~May~~, 2012 and acknowledged before me the foregoing instrument to be his/her/their free act and deed.



Notary Public/Attorney at Law

Print or type name

My commission expires: MAR 31 2014

was Notarized for 6-4-12
Lee A Frothingham & Laurie E Axelrod

Received
Recorded Register of Deeds
Aug 07, 2012 09:00A
Oxford East County
Patricia A. Shearman