

DLN: 1002140174321

WARRANTY DEED
Joint Tenancy

I, **Dean Langton**, having a mailing address of PO Box 202, Addison, ME 04606, for consideration paid, grant to **Randall Johnson and Tamara Johnson**, having a mailing address of 857 Meadow Lark Lane, Red Oak, TX 75154, with **WARRANTY COVENANTS**, as joint tenants, a certain lot or parcel of land, situated in **Perkins Township**, County of Franklin, and State of Maine, and being more particularly bounded and described as follows, to wit:

Beginning at a point on the westerly bounds of Route 156, which is the point of beginning in a deed from Vaplands, Inc. to Dean Langton dated October 11, 2021 and recorded in the Franklin County Registry of Deeds in Book 4385, Page 327, said point also being the southerly line of the Lot 4 of the original lots of the Town of Perkins Plantation;

Thence westerly along the southerly lines of said Lot 4 lots, to the southwest corner of Lot 4, Range 3;

Thence northerly along the westerly bounds of said Lot 4, Range 3 a distance of 1766.77 feet, more or less, to an iron pin set on the southerly sideline of Cherry Hill Road, as shown on "Plan of Property Made for Ed Berry" dated January 19, 2009 and recorded in the Franklin County Registry of Deeds as Plan- 5160;

Thence in an easterly and southeasterly direction along the southerly sideline of Cherry Hill Road to its point of intersection with the westerly sideline of Route 156;

Thence southerly along the westerly sideline of Route 156 to the point of beginning.

Also hereby conveying any interest of the Grantor in and to the land between the northerly line of the above-described parcel of land and the centerline of Cherry Hill Road, so-called.

Also hereby conveying an easement and right of way for all purposes, including the installation and maintenance of utilities over and across the Cherry Hill Road leading from Route 156 northwesterly to the subject premises.

Excepting and reserving to the Grantor, and others, an easement and right of way for all purposes, including the installation and maintenance of utilities over and across the Cherry Hill Road leading from Route 156 northwesterly across the subject premises.

Meaning and intending to convey a PORTION AND PORTION ONLY of the premises described in a deed from Vaplands, Inc. to Dean Langton dated October 11, 2021, and recorded in the Franklin County Registry of Deeds in Book 4385, Page 327.

Maine Real Estate
Transfer Tax Paid

WITNESS my hand and seal this 22nd day of November, 2021

Witness

[Signature]
Dean Langton

STATE OF MAINE
COUNTY OF Franklin

November 22, 2021

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

Before me,

[Signature]
Notary Public

Realestate/Langton/WDeed

ERICKA J. BUOTE
Notary Public, State of Maine
My Commission Expires May 20, 2025

SEAL

Received
Franklin County
Susan A Black
REGISTER 2

Joly + Assoc.