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Pages 3

DEED

Instr # 14037

Cherri L Crockett Register of Deeds

OXFORD COUNTY


MAINE SHORT FORM WARRANTY DEED

FREEMAN RESOURCES, LLC, a Maine limited liability company of South Paris, Oxford County, Maine, for consideration paid, hereby grants to **RYAN RANCH, LLC**, with a mailing address of P O Box 223, South Paris, Maine 04281, with **WARRANTY COVENANTS**, certain lots or parcels of land situated in **Buckfield**, Oxford County, Maine, being more particularly described on the attached **Exhibit A**.

The premises are conveyed subject to any easements and restrictions of record and include all rights, easements, privileges and appurtenances pertaining thereto.

IN WITNESS whereof, the said Freeman Resources, LLC, has caused this instrument to be signed and sealed this ____ day of November, 2024.

FREEMAN RESOURCES, LLC


Witness

By: 

Gary Freeman, Manager

STATE OF MAINE
COUNTY OF Oxford ss.

Personally appeared before me this ____ day of November, 2024, the above-named Gary Freeman, Manager of Freeman Resources, LLC, and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of Freeman Resources, LLC.

~~Notary Public/Maine Attorney-at-Law~~Type or Print Name Theresa Gibson

My commission expires: _____

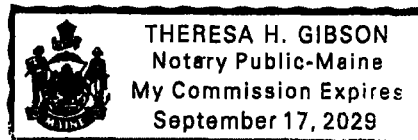
MAINE REAL ESTATE
TRANSFER TAX PAID

EXHIBIT A

Parcel 1

A certain lot or parcel of land situated in Buckfield, Oxford County, Maine, and further described as Lot 8 on a certain plan entitled "Churchill Estates" as prepared for Alan McNeil and Kenneth Poland by Robert F. Bradford, Surveyor, dated February, 1988 and duly recorded in the Oxford County Registry of Deeds as File No. 2307.

Also being the same premises bounded and described as follows: Beginning at the intersection of the "old town road" and the "Bela Churchill Road," so-called, as said intersection is described in the deed of Gilman Tuell, Sr. to Kenneth Poland et al dated September 19, 1986 and recorded in the Oxford County Registry of Deeds in Book 1421, Page 086; thence turning and running in an easterly direction down the northerly bounds of the Bela Churchill Road, so-called, for three hundred ninety-two feet (392') to Churchill Brook, so-called; thence turning and running northerly up Churchill Brook, so-called, for one thousand eight hundred feet (1,800'), more or less, to a point; thence turning and running westerly along a stone wall for four hundred five feet (405') to the easterly bounds of the aforesaid old town road; thence southerly along the easterly bounds of said old town road a distance of seventeen hundred feet (1700'), more or less, to the point of beginning.

Being a portion of the premises conveyed to Kenneth Poland and Alan McNeil by Warranty Deed of Gilman Tuell, Sr. dated September 19, 1986, and recorded in said Registry at Book 1421, Page 086.

Also hereby conveying to the Grantee, its successors and assigns, a right-of-way or easement, by vehicle or otherwise, including utilities, over and across the right-of-way extending to said Lot 8 on Plan 2307 along the "old town road" as described above and as shown on said Plan. Also conveying to Grantee, its successors and assigns, a right-of-way and easement by vehicle or otherwise, including utilities, over and across the right-of-way shown on the Plan entitled "G.E. Lot" as prepared for Alan McNeil and Kenneth Poland and recorded in the Oxford County Registry of Deeds as File No. 2322. The easements and rights-of-way as granted to Grantee, its successors and assigns herein, are intended to convey a right-of-way extending from the McAllister Road, so-called, in Buckfield over the said rights-of-way as described, to the said Lot 8 conveyed herein.

EXCEPTING AND RESERVING, however, to Kenneth E. Poland and Alan C. McNeil, their heirs and assigns, a right of way or easement, by vehicle or otherwise, including utilities, over and across the premises herein conveyed, for the benefit of other lands now or formerly owned by Grantors, as said right-of-way is set forth on said Plan 2307, being the "old town road" and the Bela Churchill Road, so-called, as described above and as shown on Plan, and including the right to grant additional rights-of-way in common with others.

Being a portion of Parcel 4 conveyed by Quitclaim Deed of Gary M. Freeman (a/k/a Gary Freeman and Gary Michael Freeman) and Mary J. Freeman (a/k/a Mary Freeman and Mary Jean Freeman) to Freeman Resources, LLC dated March 18, 2017 and recorded in the Oxford County Registry of Deeds in Book 5338, Page 680.

Parcel 2

A certain lot or parcel of land situated in the Town of Buckfield, County of Oxford and State of Maine, bounded and described as follows, to wit:

COMMENCING at a point in a stone wall on the easterly side of the Hodgdon Hill Road, so-called, also marking the southwesterly corner of land of one Lovejoy; THENCE North 84° East in part along a stone wall 1367 feet, more or less, to a wood post for a corner at the end of a stone wall; THENCE North 83° East in part along a stone wall 824.93 feet to a concrete monument; THENCE South 9° 25' East 1123.90 feet to a concrete monument; THENCE South 84° 44' West in part along a stone wall 868.03 feet to a concrete monument; THENCE South 7° 24' East 61.75 feet to the center line of an existing right of way; THENCE westerly along the center line of the existing right of way 1335 feet to the easterly sideline of said Hodgdon Hill Road; THENCE northerly along the easterly side of said Hodgdon Hill Road 1183 feet, more or less, to the point of beginning. Containing 56.93 acres, more or less.

Excepting to Kenneth E. Poland and Alan C. McNeil, their heirs and assigns, in common with others, a right of way or easement by vehicle or otherwise, including utilities, over and across that portion of the right of way that lies across the southerly portion of the above described premises.

Also hereby conveyed to the Grantee, its successors and assigns, in common with others, is a right of way or easement by vehicle or otherwise, including utilities, over and across that part of said right of way that lies across other premises of Kenneth E. Poland and Alan C. McNeil.

Also hereby conveyed to the Grantee, its successors and assigns, in common with others, is the right of way or easement by vehicle or otherwise, including utilities, over and across that portion of other premises of Kenneth E. Poland and Alan C. McNeil from the easterly end of the above described right of way to the lot formerly known as the "G.E. Lot" (which said "G.E. Lot" is part of the above described premises) as closely as possible from the end of said right of way to the "G.E. Lot."

Being a portion of Parcel 7 conveyed by Quitclaim Deed of Gary M. Freeman (a/k/a Gary Freeman and Gary Michael Freeman) and Mary J. Freeman (a/k/a Mary Freeman and Mary Jean Freeman) to Freeman Resources, LLC dated March 18, 2017 and recorded in the Oxford County Registry of Deeds in Book 5338, Page 680.