

Receipt # 234442

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04/05/2024 12:11:59 PM

Pages 6

DEED

Instr # 3372

Cherri L Crockett Register of Deeds

OXFORD COUNTY

QUITCLAIM DEED WITHOUT COVENANT (CORRECTIVE)
(No Declaration of Value Required Pursuant to 36 M.R.S.A. §4641-D)

KNOW ALL MEN BY THESE PRESENTS that **FREEMAN RESOURCES, LLC**, a Maine limited liability company of South Paris, Oxford County, Maine, hereby releases to **RYAN RANCH, LLC**, a Maine limited liability company with a mailing address of P. O. Box 223, South Paris, Maine 04281, those certain lots or parcels of land together with any buildings and improvements thereon situated in Buckfield, Oxford County, Maine, being more particularly described on *Exhibit A* attached hereto and incorporated herein by reference.

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

The purpose of this deed to is to correct the description of the premises conveyed by Freeman Resources, LLC to Ryan Ranch, LLC by deed dated August 25, 2023, and recorded in the Oxford County Registry of Deeds in Book 5772, Page 180, by inserting three parcels which were inadvertently omitted from the description of Parcel 2 of said previous deed.

IN WITNESS WHEREOF, Freeman Resources, LLC has caused this instrument to be signed and sealed this 4th day of ~~February~~ March, 2024 by Gary M. Freeman, its Manager, thereunto duly authorized.

FREEMAN RESOURCES, LLC

Phonda Cobbett
Witness

By: [Signature]
Gary M. Freeman, Manager

STATE OF MAINE
COUNTY OF Oxford, SS.

Personally appeared before me this 4th day of ~~February~~ March, 2024, the above-named Gary M. 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.

[Signature]
Notary Public / Maine Attorney-at-Law
Print/type name: Stephen Hammel
My commission expires:

STEPHEN R. HAMMEL
Notary Public, State Of Maine
My Commission Expires 03/04/2030

H:\DOCS\SKELTON\Freeman Gary\Ryan Ranch 48426\QC-WOC\DEED corrective Buckfield (01-29-2024) FR to RR.docx

EXHIBIT A

Those certain lots or parcels of land together with any buildings and improvements thereon situated in **Buckfield**, Oxford County, Maine, being more particularly described in the deeds listed below:

Parcel 1

Three certain lots or parcels of land situated in Buckfield, County of Oxford and State of Maine and being Lots #1, #2 and #5 as set forth on a certain plan entitled "G. E. Lot" as prepared for Alan McNeil and Kenneth Poland and recorded in the Oxford County Registry of Deeds as File #2232.

Also hereby conveyed to the Grantees, their heirs and assigns, is a right of way or easement, by vehicle or otherwise, including utilities, over and across the right of way as shown on the above captioned plan.

Excepting and reserving to Alan C. McNeil and Kenneth E. Poland a right of way or easement, by vehicle or otherwise, including utilities, over and across Lot #5 as set forth on said Plan, extending in an East-West direction.

Parcel 2

Certain lots or parcels of land situated in the Town of Buckfield, County of Oxford and State of Maine, bounded and described as follows:

Being Lot #1 and Lot #2 as depicted on a plan of "Buckfield Heights" recorded in the Oxford County Registry of Deeds File #1974, said parcels containing approximately one (1) acre each.

Also another parcel, bounded and described as follows:

Being bounded on the North and Northeast by State Route #117 so-called and Lots #1 and #2 as depicted on a plan of "Buckfield Heights" recorded in the Oxford County Registry of Deeds File #1974; being bounded on the East by other land of Freeman (Oxford County Registry of Deeds Book 2523, Page 154); being bounded on the South by other land of Freeman (Oxford County Registry of Deeds Book 2494, Page 297) and being bounded on the West by other land of Freeman (Oxford County Registry of Deeds Book 2867, Page 17). Containing 11.33 acres, more or less.

Being the entire remainder of Lot #4 of "Buckfield Heights" as recorded in the Oxford County Registry of Deeds Plan File #1974.

Being the same premises described in the deed of George Begin and Janine Begin to Gary M. Freeman and Mary J. Freeman dated November 3, 2000, and recorded in the Oxford County Registry of Deeds in Book 2882, Page 184.

Also another parcel, bounded and described as follows:

Beginning at an iron pin (as found) on the southerly limit of Route #117 at the northwesterly corner of a parcel of land of Deborah K. Cosgrove as described in a deed which is recorded at the Oxford County Registry of Deeds in Book 2057, Page 25;

THENCE South 9° 01' East along the line of land of Deborah Cosgrove a distance of 441.7 feet to a concrete monument at the northeasterly corner of a parcel of land formerly of Frances N. Ladd (Book 1511, Page 336) (being Lot #1 as shown on a "Plan of G. E. Lot" – said plan recorded in the Oxford County Registry of Deeds as Plan #2232), and now owned by Freeman;

THENCE South 82° 03' West along the parcel of land formerly of Frances N. Ladd and now of Freeman a distance of 450.5 feet to an iron pin (to be set);

THENCE North 10° 54' West a distance of 851.4 feet to an iron pin (to be set) on the southerly limit of Route #117 (said pin to be located South 74° 13' East a distance of 60.2 feet from the northeasterly corner of Lot #1 of a subdivision known as "BUCKFIELD HEIGHTS" – as recorded at the Oxford County Registry of Deeds as Plan #1974;

THENCE southeasterly along the southerly limit of Route #117 a distance of 641.1 feet to the point of beginning.

Containing 7.187 acres.

Being a part of Lot #4 of "BUCKFIELD HEIGHTS" as recorded in the Oxford County Registry of Deeds as Plan #1974.

Being the same premises described in the deed of George Begin and Janine Begin to Gary Freeman and Mary Freeman dated February 5, 1998, and recorded in the Oxford County Registry of Deeds in Book 2523, Page 154.

Also another parcel, bounded and described as follows:

Beginning at a point along the apparent southerly right of way line of Route #117 in said Buckfield, County of Oxford and State of Maine, said point of beginning located 150.6 feet and at a bearing course of South 83° 20' East from the northwest corner of the premises conveyed to George L. Begin and Janine M. begin by Warranty Deed of Roland O. Bennett, Andrew R. Bennett and Seth G. Bennett dated April 16, 1984, and recorded in the Oxford County Registry of Deeds in Book 1260, Page 288;

THENCE running South 83° 20' East along the apparent southerly right of way line of said Route #117 a distance of 275.0 feet to a point along said apparent right of way line of Route #117;

THENCE running South 06° 40' West a distance of 200.0 feet to a point;

THENCE running North 83° 20' West a distance of 275.0 feet to a point;

THENCE running North 06° 40' East a distance of 200.0 feet to the point of beginning.

Also another parcel, bounded and described as follows:

Beginning at an iron pin (as found) on the southerly limit of Route #117 at the northeasterly corner of a parcel of land now or formerly of Charles Boivan as described in a deed which is recorded at the Oxford County Registry of Deeds in Book 803, Page 283;

THENCE South 83° 20' East along the southerly limit of Route #117 a distance of 150.6 feet to the northwesterly corner of a parcel of land of Tammy and Andre LeBlanc (Book 2218, Page 144);

THENCE South 6° 40' West along the property line of Tammy and Andre LeBlanc a distance of 200.0 feet to their southwesterly corner;

THENCE South 83° 20' East along the property line of Tammy and Andrew LeBlanc a distance of 275.0 feet to their southeasterly corner;

THENCE North 6° 40' East along the property line of Tammy and Andre LeBlanc a distance of 200.0 feet to their northeasterly corner on the southerly limit of Route #117;

THENCE southeasterly along the southerly limit of Route #117 a distance of 84.4 feet to an iron pin (to be set) (said pin to be located South 83° 28' East a distance of 510.0 feet from the point of beginning);

THENCE South 11° 00' East a distance of 1,000.2 feet to an iron pin (to be set) at the line of land of Frances N. Ladd (Book 1511, Page 336) (being Lot #1 as shown on a "Plan of G.E. LOT," said plan recorded at the Oxford County Registry of Deeds as Plan #2232);

THENCE South 82° 03' West along the parcel of land of Frances N. Ladd a distance of 487.0 feet to a concrete monument at the southeasterly corner of the parcel of land now or formerly of Charles Boivan (Book 803, Page 283);

THENCE North 11° 00' West along the property line now or formerly of Charles Boivan a distance of 1,128.0 feet to the point of beginning. Containing 10.610 acres.

Being a Part of Lot #4 of "BUCKFIELD HEIGHTS" as recorded in the Oxford County Registry of Deeds as Plan #1974.

Being the same premises described in the deed of Andre B. LeBlanc and Tammy L. Begin-LeBlanc to Gary M. Freeman and Mary J. Freeman dated September 22, 2000, and recorded in the Oxford County Registry of Deeds in Book 2867, Page 14.

Also another parcel, bounded and described as follows:

Beginning at an iron pin (as found) on the southerly limit of Route #117 at the northeasterly corner of Lot #3 as shown on a plan of "BUCKFIELD HEIGHTS" as recorded in the Oxford County Registry of Deeds as Plan #1974;

THENCE South 6° 44' East along the easterly line of Lot #3 a distance of 217.8 feet to an iron pin (as found);

THENCE on the same course of South 6° 44' East a distance of 747.3 feet to an iron pin (to be set) at the line of land of Frances N. Ladd (Book 1511, Page 336) (being Lot #1 as shown on a "Plan of G. E. LOT" – said plan recorded in the Oxford County Registry of Deeds as Plan #2232);

THENCE South 82° 03' West along the parcel of land of Frances N. Ladd a distance of 376.6 feet to an iron pin (to be set) at the southeasterly corner of a parcel of land now or formerly of Tammy and Andre LeBlanc;

THENCE North 11° 00' West along the line of land now or formerly of Tammy and Andrew LeBlanc a distance of 1,000.2 feet to an iron pin (to be set) on the southerly limit of Route #117;

THENCE northeasterly along the southerly limit of Route #117 a distance of 252.5 feet to an iron pin (as found) at the northwesterly corner of Lot #3, said pin as located North 88° 47' East a distance of 252.1 feet from the northeasterly corner of the parcel of land now or formerly of Tammy and Andre LeBlanc;

THENCE North 83° 16 East along the southerly limit of Route #117 a distance of 200.00 feet to the point of beginning and containing 9.234 acres.

Being all of Lot #3 and a part of Lot #4 of "BUCKFIELD HEIGHTS" as recorded at the Oxford County Registry of Deeds as Plan #1974.

Being the same premises described in the deed of Llewellyn Manter and Angimarie Manter to Gary M. Freeman and Mary J. Freeman dated September 25, 2000, and recorded in the Oxford County Registry of Deeds in Book 2867, Page 17.

Parcel 3

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:

COMMENCING at an iron pin on the southwesterly side of State Route #117 so-called, said pin marking the easterly corner of land now or formerly of one Keene (Oxford County Registry of Deeds Book 178, Page 89);

THENCE in a general easterly and southeasterly direction along the southerly side of State Route #117 so-called, a distance of nine hundred forty (940) feet, more or less, to its intersection with the McAlister Road so-called,

THENCE in a general southerly direction along the westerly sideline of the McAlister Road so-called a distance of eight hundred eighty (880) feet, more or less, to an iron pin and land now or formerly of one Happanen;

THENCE South 85° West along the northerly line of land now or formerly of one Happanen a distance of eight hundred ten (810) feet, more or less, to an iron pin;

THENCE South 5° East along the westerly line of land now or formerly of one Happanen a distance of four hundred ten (410) feet, more or less, to an iron pin and the northeasterly corner of land now or formerly of McNeil and Poland (Oxford County Registry of Deeds reference Book 1406, Page 290);

THENCE South 82° West along the northerly line of land now or formerly of McNeil and Poland a distance of six hundred seventy-three (673) feet, more or less, to an iron pin;

THENCE North 5° West along the easterly line of land now or formerly of one McNeil and Poland a distance of one thousand six hundred ninety (1690) feet, more or less, to a monument and land now or formerly of one Keene;

THENCE North 83° East along the southerly line of land now or formerly of one Keene a distance of five hundred seventy (570) feet, more or less, to an iron pin and the point of beginning.

The above-described premises are conveyed subject to those certain rights reserved by Vivian Wadas and Nina Mollicone in their deed to Gary Freeman dated August 25, 2015, and recorded in the Oxford County Registry of Deeds in Book 5240, Page 347.