

N O T N O T
A N DLN: 1002140131214 A N
O F F I C I A L O F F I C I A L
C O P Y C O P Y

N O T **WARRANTY DEED**
A N A N

Green Mountain Land Holdings, LLC, a Limited Liability Company organized and existing under the laws of the State of Maine and having a place of business in Anson, County of Somerset and State of Maine, whose mailing address is P.O. Box 296, Anson, ME 04911.

grants to **NAD, LLC**, a Limited Liability Company organized and existing under the laws of the State of Maine and having a place of business in Anson, County of Somerset and State of Maine, whose mailing address is P.O. Box 296, Anson, ME 04911,

with **WARRANTY COVENANTS**,

A certain lot or parcel of land situated in **Farmington**, Franklin County, State of Maine, bounded and described as follows, to wit:

WESTERLY - by the Owen Mann Road; SOUTHERLY - by land of, now or formerly, Michelle P. Robinson, with reference to deed recorded in the Franklin County Registry of Deeds in Book 4022 Page 223, and by land of, now or formerly, Western Mountain Land Trust, with reference to deed recorded in said Registry in Book 1244 Page 318; EASTERLY - by land of, now or formerly, Christopher & Christina Renaud, with reference to deed recorded in said Registry in Book 3842 Page 314, and by land of, now or formerly, Robert W. Peiper & Jeanette P. Sedgwick, with reference to deed recorded in said Registry in Book 1660 Page 38; NORTHERLY - by a line, beginning on the Owen Mann Road at a stone wall approximately 850 feet northerly of the southwesterly corner of the parcel being conveyed, and running easterly along the stone wall and thence it's continuation easterly to the westerly line of land of said Renaud at a point approximately 75 feet southerly of a point marked with an iron pipe, said iron pipe marking the division of Parcel 1 and Parcel 2 in said deed to Renaud. Said parcel to contain 63 acres, more or less.

A portion of the foregoing premises are a PART AND PART ONLY of the premises conveyed to the Waltonen Realty Trust as Parcel One in a deed of Book 1236, Page 75.

Also hereby conveying such right, title and interest as the trust may have between the easterly line of land conveyed herein and the center line of said Owen Mann Road but subject to the rights of the public as well as other private land owners for use in common with others.

Nothing in the foregoing recitations, however, shall be deemed to be in derogation of the rights if any to enforce maintenance by the Town of Farmington in and to said Owen Mann Road, the portion of it passing by these premises not believed to have been effectively discontinued.

To the extent that it may have been effectively discontinued the grantor does, however, convey to the grantee herein, its heirs, successors and assigns for use in common with others a right of way in and to the Owen Mann Road; assumed to be 25-feet on either side of the center line of said road and for all

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purposes for which roads and ways are commonly used in the State of Maine including installation, maintenance, repair, and replacement of utilities as well as travel by all means:

a) From the point where it may be deemed to have been discontinued to the premises conveyed herein and;

b) From the premises by the premises conveyed herein for their entire length; And with the right to grant others, including any subdivided portions of the premises conveyed herein, the same rights.

Being a part of the same premises conveyed to Green Mountain Land Holdings, LLC described in a deed from Rebecca G. Dennison dated January 22, 2021, to be recorded at the Franklin County Registry of Deeds prior to or simultaneously with this instrument.

Nearly all of the foregoing premises are under the Tree Growth Tax Law of the State of Maine, 36 MRS § 571 et seq.

The grantee, by acceptance of this deed, acknowledges that it will need to file an updated Forest Management Plan at the sooner of ten (10) years after the last one was filed, or one (1) year after the date of this deed in order to continue to qualify for Tree Growth Tax status.

Green Mountain Land Holdings, LLC releases all rights in the premises being conveyed.

Property address is currently known as Owen Mann Road, Farmington, Maine.

IN WITNESS WHEREOF Green Mountain Land Holdings, LLC has caused this deed to be signed in its name by Thomas Dillon, its President, duly authorized, this 25th day of January, 2021.

Green Mountain Land Holdings, LLC

[Handwritten signature]

Witness

By: *[Handwritten signature]*

Thomas Dillon

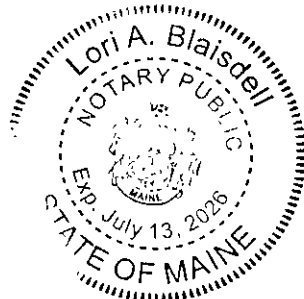
Its President Duly Authorized

STATE OF MAINE

Somerset, ss.

January 25, 2021

Then personally appeared the above named Thomas Dillon and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Green Mountain Land Holdings, LLC.



Before me,

[Handwritten signature]

Lori A. Blaisdell

Notary Public

Received
Franklin County
Susan A Black
REGISTER

[Handwritten initials]