

N O T N O T
A N WARRANTY DEED 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

KNOW ALL MEN BY THESE PRESENT: That Northwoods Forestry, LLC of 100 East Pond Road, Danby, VT 05739, for consideration paid grant(s) to Ronald Vilasuso and Sandra J. Vilasuso, 12 Ashlee Lane, Orrington, ME 04474, as Joint Tenants with Rights of Survivorship, with **WARRANTY COVENANTS:**

O F F I C I A L O F F I C I A L
Tax Lot 8-1-2 C O P Y C O P Y

A certain lot or parcel of land, situated in Etna, County of Penobscot, State of Maine, bounded and described as follows, to wit: Being the north one-half of Lot 235 according to a plan of lots of Etna recorded in the Penobscot Registry of Deeds Plan Book 8, Page 23.

ALSO, a right-of-way, for all purposes of a way over and above land of Theresa Reynolds, situated in Etna, County of Penobscot, State of Maine, said right-of-way to be used in common with the said Theresa Reynolds and Gilman N. Friend, their heirs, successors and assigns and to be two (2) rods in width running from a point in the southerly side of Route #2, so-called, in said Etna, said point being two hundred thirty-six (236) feet westerly from the northeast corner of the Lot of Land of said Theresa Reynolds, said right-of-way to extend easterly to a gap through to the northwest corner of land owned by the said Gilman N. Friend, then extending westerly across land of the said Theresa Reynolds to another lot of land now or formerly owned by the said Gilman N. Friend. Further conveying the right to the said Wayne Washburn, Inc., its successors and assigns to construct, maintain and erect poles and guy wire within the bounds of the right-of-way.

Also conveying as appurtenant to the above property that easement correcting and establishing the above described right-of-way, more completely described in the deed of Theresa C. Reynolds et al. to Alan G. Zelif and Marjorie H. Zelif, dated November 25, 1980, and recorded in Penobscot County Registry of Deeds in Book 3144, Page 73, and passing pursuant to 33 M.R.S.A. Sec 773.

Tax Lot 6-4

A certain woodlot in said Etna on the northwesterly side of the Friend Road, so-called, bounded and described as follows: Beginning at the intersection of the line of said Friend Road with the line of the road leading to what was formerly the Benjamin Friend place; thence westerly by land formerly of Benjamin Friend and George Hardy to land formerly owned by H. C. Friend; thence southerly by said H. C. Friend land to said Friend Road; thence northeasterly by said Friend Road to the point begun at, being a triangular piece of land containing thirty-seven acres, more or less, and being all and the same premises conveyed by John A. Hamlin to Clarence B. Hamlin and Ethel M. Hamlin by deed recorded at the Penobscot County Registry of Deeds in Book 1846, Page 173.

Tax Lot 8-1-1

N O T

N O T

All those certain lots or parcels of land situated in the Town of Etna, County of Penobscot, State of Maine and being further bounded and described as follows, to-wit: L

C O P Y

C O P Y

PARCEL I: Commencing at a point marked by an iron rod set along the Westerly sideline of Shadow Lane, so-called, and at the Southeast corner of the Northwest part of Lot No. 197 as shown on a Plan entitled "The George O. Pratt Parcel" dated January 1970 as prepared by Kolman Timberland Consultants, Inc., said Point of Beginning also being the Southeast corner of the certain parcel second conveyed to Robert P. Tenney by Quit Claim Deed with Covenant from George O. Pratt dated February 17, 1978 and recorded in the Penobscot County Registry of Deeds in Book 2841, Page 245; thence proceeding in a direction which is South Seventy-Nine Degrees Fifteen Minutes West (S79°15'w) following a stone wall a distance of One Thousand One Hundred Ninety-Nine and Two Tenths Feet (1,199.2') to a point marked by a set iron rod; thence proceeding in a direction which is North Six Degrees East (N6°E) following a stone wall and its prolongation a distance of Nine Hundred Thirty-One and Five Tenths Feet (931.5') to a point marked by a set cedar post; thence proceeding in a direction which is North Eighty-Six Degrees Five Minutes West (N86°5'W) following a rail fence a distance of Five Hundred Ninety-Six Feet (596') to a point; thence proceeding in a direction which is North Eighty-Four Degrees Forty-Five Minutes West (N84°45'W) following a rail fence a distance of Five Hundred Twenty-Four and Four Tenths Feet (524.4') to a point marked by an iron rod set at the Southwest corner of Lot No. 235; thence proceeding in a direction which is North Six Degrees Forty-Five Minutes East (N6°45'E) following a rail fence a distance of One Thousand Two Hundred Ninety-Three and Five Tenths Feet (1,293.5') to a point marked by a set iron rod; thence proceeding in a direction which is South Eighty-Four Degrees Fifteen Minutes East (S84°15'E) a distance of One Thousand One Hundred Ten Feet (1,100') to a point marked by a set iron rod; thence proceeding in a direction which is South Six Degrees Fifteen Minutes West (S6°15'W) a distance of Seven Hundred Sixty-Six Feet (766') to a point marked by a set iron rod; thence proceeding in a direction which is South Eighty-Five degrees Twenty Minutes East (S85°20'E) a distance of Six Hundred, Forty-Four Feet (644') to a point marked by an iron rod set at the Westerly sideline of said Shadow Lane, so-called; thence proceeding in a generally Southerly direction following the Westerly sideline of said Shadow Lane, so-called, a distance of One Thousand Two Hundred Thirty-Five and Two Tenths Feet (1,235.2) back to the place and Point of Beginning.

Excepting and reserving, however, from the aforegranted and described Parcel I two certain lots, each containing Seven and Eight Tenths (7.8) acres, lying on the Westerly sideline of said Shadow Lane, so-called, and at the Southerly end of the aforescribed Parcel I as said lots are delineated on a certain Plan and survey of Robert and Carol Tenney Property prepared April 1, 1977 by Central Maine Surveying.

Further, reference is made to conveyance of one of these certain 7.8 acre lots by Warranty Deed from Robert P. Tenney to Jeffrey M. Brown and Debra A. Brown dated February 4, 1982 and recorded in the Penobscot County Registry of Deeds in Book 3260, Page 38.

Further, reference is made to a warranty deed from Robert P. Tenney and Carol Tenney to Alice S. Gibbs dated December 12, 1985 and recorded in Penobscot County Registry of Deeds in Book 3765, Page 359.

N O T

N O T

The call running along the northerly boundary of the premises excepted and reserved runs from Shadow Lane on a course of North seventy-one degrees West ($N 71^{\circ} W$) for a distance of eight hundred ninety (890) feet to the third point called in the above mentioned description.

PARCEL II: Commencing at a point marked by an iron rod set at the Southwest corner of Lot No. 235 (this being the same point as mentioned in the description of Parcel I above), this iron rod marking the place and Point of Beginning also being located at the Southeast corner of Lot No. 234; thence proceeding in a direction which is North Six Degrees Forty Five Minutes East ($N 6.45^{\circ} E$) following a rail fence and the West line of said aforedescribed Parcel I and a prolongation of Parcel I a distance of Two Thousand Five Hundred Eighty Three and Five Tenths Feet ($2,538.5'$) to a point marked by an iron rod set at the Northeast corner of Lot No. 234; thence proceeding in a direction which is North Eighty-Three Degrees Forty Minutes West ($N 83^{\circ} 40' W$) following the Northerly line of said Lot No. 234 a distance of Six Hundred Twenty-Five Feet ($625'$), more or less, to a marked corner point; thence proceeding in a direction which is South Six Degrees Forty-Five Minutes West ($S 6^{\circ} 45' W$) and parallel to the East side of said Lot No. 234 a distance of Two Thousand Five Hundred Eighty-Five Feet ($2,585'$), more or less, to a marked corner point; thence proceeding in a direction which South Eighty-Four Degrees Thirty Minutes East ($S 84^{\circ} 30' E$) following the South line of said Lot No. 234 a distance of Six Hundred Twenty-Five Feet ($625'$), more or less, back to the place and Point of Beginning.

The aforedescribed and granted Parcel I and Parcel II, excluding, however, the two outconveyances of 7.8 acres each, contain a total land area of Seventy-Six (76) acres, more or less.

Excepting and reserving, however, from the aforegranted and described Parcel I and Parcel II, for the benefit of the Grantor, Robert P. Tenney, and his heirs and assigns, the easements and right of ways of any and all town and/or county roads (or any other roads) whether discontinued or not, which cross the aforedescribed premises.

Excepting and reserving to the Grantor herein, Robert P. Tenney and his heirs and assigns, an easement or right of way Thirty Feet (30') in width for the purposes of access, including ingress, egress and regress, by motor vehicle and for all purposes, such easement to be located at those places on the aforegranted premises as may be required and determined by the Grantor herein, and his heirs and assigns, for the purpose of providing full and complete access from the Westerly sideline of Shadow Lane, so-called, Westerly to the land and real estate on the West of said Parcel II as is being retained by the Grantor herein.

There is further excepted and reserved any and all utility pole line easement rights of Central Maine Power Company and/or New England Telephone and Telegraph Company.

These premises were conveyed to Grantor(s) Northwoods Forestry, LLC by virtue of 1) a warranty deed from Wayne Washburn Inc. dated 02/13/2015 and recorded at the Penobscot County Registry of Deeds in Book 13764, Page 234; 2) a warranty deed from Paul Cipriani Jr. et al. dated 11/29/2012 and recorded at the Penobscot County Registry of Deeds in Book 13030, Page 307 and 3) a warranty deed from Richard B. Hamlin et al. dated 10/08/2013 and recorded at the Penobscot County Registry of Deeds in Book 13367, Page 107.

NOT
Executed this 25th day of February, 2022.

OFFICIAL
Northwoods Forestry, LLC

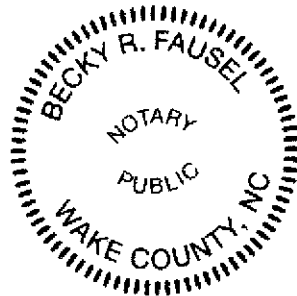
NOT
AN
OFFICIAL
COPY

By: Howard Lee Allen Jr.
Howard Lee Allen Jr., Member
OFFICIAL

NOT
AN
OFFICIAL
COPY

State of Maine ~~North Oxford~~
County of Penobscot ~~Wake~~ February 25, 2022

Then personally appeared before me on this ^{19th} ~~25th~~ day of February, 2022, Howard Lee Allen Jr., duly authorized on behalf of Northwoods Forestry, LLC, and acknowledged the foregoing to be his/her/their free act and deed.



Becky R Fausel
Notary Public/Justice of the Peace
Commission expiration: April 19, 2025