



WARRANTY DEED

DLN: 1002340252898

Green Mountain Land Holdings, LLC a Maine limited liability company organized and existing under the laws of the State of Maine, whose mailing address is PO Box 296, Anson, ME 04911,

for consideration paid, grant to **T.R. Dillon Logging Inc.**, a corporation operating and existing under the laws of the State of Maine, with a principal place of business located at 144 Main Street, Madison, ME 04950, with **WARRANTY COVENANTS**,

A certain lot or parcel of land situated in Jefferson, County of Lincoln, and State of Maine, bounded and described as follows:

Beginning at the highway near the residence formerly of George W. Benner; thence in a northwesterly direction along the line of land formerly of said George W. Benner to land owned or occupied by H. G. Barstow; thence in a southwesterly direction on said land of said Barstow and land now or formerly of Roscoe Russell to land now or formerly of Cyrus E. Boynton; thence in a southeasterly direction along the said land of said Cyrus E. Boynton to land now or formerly of James M. Trask; thence in a northeasterly direction along said Trask land; thence southeasterly along land of Trask to a point; thence in a northeasterly direction along land of Trask, crossing the brook to the highway known as the Fossett Road and also known as the Grady Road; thence easterly along the northerly line of said Fossett Road also known as the Grady Road to the road known as the Clary Memorial Highway leading from South Jefferson to Barstow's Comer; thence northerly along the westerly line of said Clary Memorial Highway to the point of beginning.

Excepting from the premises the following:

- 1) Premises described in a deed from John M. Turner to the State of Maine for highway Route 215 dated December 12, 1969 and recorded at the Lincoln County Registry of Deeds in Book 665, Page 119.
- 2) Premises described in a deed from John M. Turner, Jr. to Gene A. Crognalo dated September 21, 1973 and recorded at said Registry in Book 786, Page 142. This excepted parcel appears to be on the easterly side of Route 215. However, this property was a portion of locus and was originally on the west side of Route 215 before Route 215 was relocated. This is property referenced on the Jefferson Tax Map 12 as Lot 15.
- 3) Premises described in a deed from John M. Turner, Jr., to State of Maine for Highway Route 215 dated December 20, 1973 and recorded at said Registry in Book 794, Page 290.

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4) Premises described in a deed from Leonard Kelley to Donna L. Cram dated December 24, 1975 and recorded at said Registry in Book 865, Page 96.

5) Property conveyed to Mark A. Ozimek and Joshua C. Winn by Warranty Deed of Monty D. Jones dated August 27, 2021 and recorded at said Registry in Book 5767, Page 67.

Above described parcel of land has also been described as follows:

That parcel of land lying approximately 3200 feet southerly of the intersection of State Route 215 and Route 126, on the westerly side of Route 215, in the Town of Jefferson, Lincoln County, State of Maine, more particularly described as follows:

Beginning at a $\frac{3}{4}$ " rebar found on the westerly side of Route 215 and the southwest corner of land of Boisvert, recoded at said Registry in Book 2267, Page 169; thence North $34^{\circ} 36' 20''$ West, along land of Boisvert, a distance of 303.04 feet to a $\frac{3}{4}$ " rebar found on the southerly side of an Old County Road; thence following the southerly side of said Old County Road the following courses and distances: South $82^{\circ} 25' 40''$ West a distance of 437.37 feet; North $84^{\circ} 34' 50''$ West a distance of 300.25 feet; North $87^{\circ} 21' 15''$ West a distance of 488.67 feet; South $65^{\circ} 52' 30''$ West a distance of 340.40 feet; South $76^{\circ} 33' 05''$ West a distance of 233.13 feet; South $67^{\circ} 23' 20''$ West a distance of 89.78 feet; South $64^{\circ} 57' 50''$ West a distance of 203.78 feet; South $58^{\circ} 48' 25''$ West a distance of 21.59 feet; South $52^{\circ} 41' 35''$ West a distance of 1092.17 feet to a $\frac{5}{8}$ " rebar set; thence South $38^{\circ} 45' 20''$ West a distance of 1092.17 feet to a $\frac{5}{8}$ " rebar set; thence North $52^{\circ} 12' 30''$ East a distance of 503.64 feet to a $\frac{5}{8}$ " rebar set; thence South $37^{\circ} 02' 20''$ East a distance of 1222.87 feet to a $\frac{5}{8}$ " rebar set on the northerly side of the Grady Road, also called the Boyington School Road; thence North $84^{\circ} 26' 25''$ East along the northerly side of said road a distance of 453.70 feet to the westerly side of Route 215; thence North $08^{\circ} 37' 30''$ East along Route 215 a distance of 74 feet; thence continuing along a highway curve concave southeasterly with a radius of 1306.24 feet and a cord bearing and distance of North $16^{\circ} 05' 20''$ East 453.65 feet; thence continuing along Route 215 North $26^{\circ} 46' 05''$ East a distance of 1226.20 feet; thence along a highway curve concave southeasterly with a radius of 5762.58 feet and a cord bearing and distance of North $29^{\circ} 00' 10''$ East 501.74 feet to the southwest corner of land of Gamage; thence North $65^{\circ} 43' 15''$ West along land of Gamage, 0.4 to a $\frac{1}{2}$ " rebar and continuing same direction for a distance of 220.06 feet to a $\frac{1}{2}$ " rebar found; thence North $30^{\circ} 56' 25''$ East along land of Gamage a distance of 153.76 feet to a $\frac{1}{2}$ " rebar found; thence South $65^{\circ} 44' 55''$ East along land of Gamage a distance of 221.15 feet to a $\frac{1}{2}$ " rebar found and continuing the same direction 3.0' to the southeast corner of Gamage and the westerly side of Route 215; thence North $34^{\circ} 27' 30''$ East along Route 215 a distance of 275.49 feet to the point of beginning.

This description was taken from a survey plan prepared by Harold Drew Greiner, P.L.S. Title extends to the center of the Grady Road and the Old County Road.

Being the same premises conveyed to Green Mountain Land Holdings, LLC by Deed of Sale by Personal Representative of the Estate of Monty D. Jones dated September 26, 2023 and recorded at the Lincoln County Registry of Deeds in Book 6041, Page 196.

IN WITNESS WHEREOF, Green Mountain Land Holdings, LLC has caused this deed to be signed in its name by Thomas R. Dillon, Its Sole Member, duly authorized, this 17th day of October, 2023.

Green Mountain Land Holdings, LLC

By: Thomas R. Dillon
Thomas R. Dillon
Its Sole Member
Duly Authorized

STATE OF MAINE

Somerset, ss.

October 17th, 2023

Then personally appeared the above-named Thomas R. Dillon, its Sole Member 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,

Wendy S Murray
Notary Public

WENDY S MURRAY
NOTARY PUBLIC
SOMERSET COUNTY
MAINE
MY COMMISSION EXPIRES OCTOBER 27, 2024

