

Warranty Deed

Know All Men By These Presents:

That: Lloyd L. Poland of 134 Solitude Acres Road, Oxford, County of Oxford and State of Maine 04270

For consideration paid, grants unto:


Cheryl Rathan-Schmitz of Arnheimweg 55, 48161 Muenster, Germany

With Warranty Covenants, the land in the Towns of Roxbury, Dixfield and Mexico, in the County of Oxford and the land in the Town of Carthage, in the County of Franklin, all in the State of Maine, described as follows:

Certain lots or parcels of land located in Roxbury, Dixfield and Mexico, in Oxford County, and in Carthage, in Franklin County, all in the State of Maine, more fully described on Exhibit A-Property Description for Deed.

MAINE REAL ESTATE
TRANSFER TAX PAID

Witness my hand and seal this 26th day of June, 2013


Witness 


Lloyd L. Poland

State of Maine
Oxford, ss.

June 26th, 2013

Then personally appeared the above named Lloyd L. Poland and acknowledged the foregoing instrument to be his free act and deed,

Before me 
David C. Dow - Attorney at Law


Type or print name: 

EXHIBIT A-PROPERTY DESCRIPTION FOR DEED

Certain lots or parcels of land located in Roxbury, Dixfield and Mexico, Oxford County, and Carthage, Franklin County, all in the State of Maine, described as follows:

ROXBURY:

Beginning at a point at the southwesterly corner of the parcel in Roxbury herein conveyed marked by an iron pin on the Roxbury-Carthage Town Line, situated N-77°-E, 872 feet, more or less, from a wood post marking the southwesterly corner of the premises conveyed to Philip R. Corneliusen by deed from Frederick Kelly dated June 29, 1990, recorded in the Oxford County Registry of Deed in Book 1745, Page 70; thence N-14°-W, along the line of land now or formerly of Philip R. Corneliusen, 100 feet, more or less, to another point marked by an iron pin; thence N-77°-E, along the line of other land now or formerly of said Corneliusen, 332 feet, more or less, to a point marked by an iron pin on the southwesterly sideline of an existing right of way known as the Lamb Road, so-called; thence S-43°-E, along the southwesterly line of said right of way, a distance of 111 feet, more or less, to another iron pin situated on the Roxbury-Carthage Town Line; thence S-77°-W, along the Roxbury-Carthage Town Line, a distance of 382 feet, more or less, a distance of 382 feet, more or less, to the point of beginning.

Also conveying to the Grantees, their heirs and assigns, a right of way over the existing way known as the Lamb Road, so-called, leading from the town way situated in Carthage to and along the northeasterly corner of the above described premises.

Being the same premises acquired by United Timber Corp., a predecessor in title to the Grantor herein, by warranty deed from Philip R. Corneliusen dated November 4, 1993, recorded in the Oxford County Registry of Deeds in Book 2110, Page 121, being parcel numbered 463. in the Quitclaim Deed With Covenant from New River-Franklin, Ltd to Thomas R. Dillon dated March 27, 2001, recorded in the Oxford County Registry of Deeds in Book 2925, Page 174.

Meaning and intending to convey and hereby conveying to the Grantees, their heirs and assigns, all land owned by the Grantor, or which the Grantor is entitled to own, in the Town of Roxbury, Oxford County, State of Maine.

DIXFIELD: A certain lot or parcel of land in Dixfield, Oxford County, State of Maine, being part of Lot 8 in the 8th range of lots in said Dixfield, that lies east of Webb River. Commencing at the mouth of Paddy Meadow Brook ; thence in a northerly direction to the Will Hill lot, so-called; thence 5 rods back from the River; thence in a southerly direction to said Brook; thence 5 rods in a westerly direction to starting point, containing one acre, more or less.

Being the same premises conveyed by Paul H. Willoughby to Timberlands, Inc. by warranty deed dated March 9, 1948, recorded in the Oxford County Registry of Deeds in Book 494, Page 588.

MEXICO:

1. a. Lot No. 9 in Range 5, containing 44 acres, more or less.
- b. Lot No. 10 in Range 5, containing 93 acres, more or less.
- c. Lot No. 6 in Range 6, containing 100 acres, more or less.
- d. Lot No. 7 in Range 6, containing 110 acres, more or less.
- e. Lot No. 8 in Range 6, containing 118 acres, more or less.

- f. Lot No. 9 in Range 6, containing 116 acres, more or less.
- g. Lot No.10 in Range 6, containing 113 acres, more or less.
- h. Lot No.11 in Range 6, containing 86 acres, more or less.
- i. Lot No. 9 in Range 7, containing 120 acres, more or less.
- j. Lot No.10 in Range 7, containing 117 acres, more or less.
- k. Lot No.11 in Range 7, containing 79 acres, more or less.
- l. Lot No. 8 in Range 8, containing 111 acres, more or less.
- m. Lot No. 9 in Range 8, containing 132 acres, more or less.
- n. Lot No.10 in Range 8, containing 126 acres, more or less.
- o. Lot No.11 in Range 8, containing 120 acres, more or less.
- p. Lot No. 8 in Range 4, containing 118 acres, more or less.
- q. Lot No. 8 in Range 3, containing 47 acres, more or less.
- r. Lot No.10 in Range 4, containing 134 acres, more or less.
- s. Lot No. 9 in Range 3, containing 108 acres, more or less.
- t. Lot No. 6 in Range 4, containing 38 acres, more or less.
- u. Lot No. 9 in Range 4, containing 118 acres, more or less.
- v. Lot No.14 in Range 8, containing 134 acres, more or less.

Excepting and Reserving the following:

- a. So much of Lot 11, Range 6 and Lot 10, Range 5, as lies southwest of the Back Kingdom Road.
- b. A twenty (20) acre parcel off the northerly end of Lot 6, Range 4, conveyed by John S. Harlow to one Brown by deed dated June 4, 1928, recorded in Book 391, Page 278.

Being the same premises acquired by said Timberlands, Inc., a predecessor in title to the Grantor herein, later by merger, United Timber Corp. by warranty deed from Marion H. Tribou dated October 31, 1947, recorded in said Registry in Book 478, Page 491, being parcel numbered 144. in the Quitclaim Deed With Covenant from New River-Franklin, Ltd to Thomas R. Dillon dated December 22, 2000, recorded in the Oxford County Registry of Deeds in Book 2899, Page 133, except for l.v. above which is parcel numbered 387. in said deed from New River-Franklin, Ltd. to Thomas R. Dillon recorded in said Registry in Book 2925, Page 175.

- 2. a. Lot No. 7 in Range 3, containing 100 acres, more or less.

b. Lot beginning at a point at the southeast corner of the York Hill Lot, so-called; thence southerly and bounded by land of the Henry Harlow Homestead Farm, five (5) rods, more or less, to a stake and stone; thence easterly on a line parallel with the lot line about forty (40) rods to a stake and stone; thence westerly at right angles about five (5) rods to the westerly line of land now or formerly owned by Erwin Taylor; thence westerly on the lot line to the point of starting.

Being the same premises acquired by said Timberlands, Inc. by warranty deed from Amasa H. Harlow dated December 23, 1950, recorded in said Registry in Book 515, Page 504, being parcel numbered 145. in said deed from New River-Franklin, Ltd to Thomas R. Dillon dated December 22, 2000, recorded in Oxford County Registry of Deeds in Book 2899, Page 133.

3. Part of Lot No. 6, Range 6, commencing at a point on the bank of Webb River halfway between the barn and camp formerly of Benjamin F. Walton standing thereon; thence following down Webb River to the line between said land and that formerly owned by Oscar F. Trask; thence on said line on a southwesterly course as far as said land is cleared, thence up in line with land so owned and now cleared to a point just distant enough from the line between said former Trask land and the land deeded so that a straight line drawn from it between said barn and camp

to the point of starting will contain ten (10) acres of cleared land.

Being the same premises acquired by Timberlands, Inc. by quitclaim deed from Elizabeth G. Matthews dated October 12, 1948, recorded in said Registry in Book 493, Page 510, being parcel numbered 146. in said deed from New River-Franklin, Ltd to Thomas R. Dillon dated December 22, 2000, recorded in Oxford County Registry of Deeds in Book 2899, Page 133.

4. All of Lot No. 6 in Range 3, except: 10.5 acres sold to Edwin C. Knight, 10 acres sold to Peter Trask, a piece sold to Don A. Gates about 5 rods wide. Also a right of way to land formerly owned by Benj. Barden.

Being the same premises acquired by Timberlands, Inc. by Guardian's deeds dated September 11, 1951 and September 19, 1951, recorded in said Registry in Book 471, at pages 195 and 196, respectively., being parcel numbered 285. in said deed from New River-Franklin, Ltd to Thomas R. Dillon dated December 22, 2000, recorded in the Oxford County Registry of Deeds in Book 2899, Page 133.

5. a. The northwest corner of Lot No. 8, in Range 4; bounded on the north by land formerly owned by E.G. Harlow, on the west by land formerly owned by Mary O. Waite, on the south by the highway leading from Dixfield Village to the Back Kingdom, so-called, and on the east by land formerly owned by Tyler Kidder. Containing 15 acres, more or less.

b. Beginning at a stone marked with a cross at the northeasterly corner of what was formerly the Henry Chase pasture; thence southerly, along the hard wood growth, 211 feet, more or less, to a spotted maple tree; thence in an easterly direction 130 feet, more or less, to a cedar stake; thence in a southerly direction, along the hard wood growth, 600 feet, more or less, to a spotted white birch tree; thence northeasterly to a cedar stake standing on the westerly side of the main road formerly leading from Dixfield Village to the "Back Kingdom", so-called; thence in a northwesterly direction, along the westerly side of said road, 883 feet, more or less, to the easterly line of land formerly owned by Henry Chase; thence along the said easterly line to point of starting.

Being the same premises acquired by Timberlands, Inc. by warranty deed from Arad F. Howard et ux. dated October 19, 1951, recorded in said Registry in Book 521, Page 344., being parcel numbered 286. in said deed from New River-Franklin, Ltd to Thomas R. Dillon dated December 22, 2000, recorded in the Oxford County Registry of Deeds in Book 2899, Page 133.

6. Lot No.10 in Range 3, containing 100 acres, more or less.

Being the same premises acquired by Timberlands, Inc. by quitclaim deed with covenant Diamond Occidental Forest, Inc. dated March 21, 1990, recorded in said Registry in Book 1720, Page 022., being parcel numbered 348. in said deed from New River-Franklin, Ltd to Thomas R. Dillon dated December 22, 2000, recorded in the Oxford County Registry of Deeds in Book 2899, Page 133.

7. a. Lot No. 8, Range 7, containing 100 acres, more or less.

b. All that part of Lot No. 7, Range 7, as is now located in Mexico, being all of said Lot located westerly of Webb River.

c. All that part of Lot No. 7, Range 8, as is now located in Mexico, being all of said Lot located westerly of Webb River.

d. Part of Lot No. 7 in Range 7, on the westerly side of Webb River, extending about 200 feet on said River and running back about 200 feet and includes any building(s) now standing on said land, more fully described as follows:

Commencing at a point in the center of Webb River on the lot line between said lot numbered seven (7) and lot numbered six (6) in Range 7; thence S-29°-W on said lot line to a stake standing on the bank of said River; thence continuing said course about two hundred (200) feet to a cherry tree spotted; thence N-48°-W by a spotted line about twenty (20) rods to a cedar stake and stones; thence N-39.5°-E about two hundred (200) feet to a clump of elm trees spotted near the bank of said River; thence continuing said course to the center of said River; thence down the center of said River and bounded by it to the point of starting.

Being the same premises acquired by Timberlands, Inc. by merger with Webb River Land Co., which acquired the premises by warranty deed from Rand N. Stowell and Newton S. Stowell II dated July 3, 1961, recorded in said Registry in Book 602, Page 262, being collectively parcel numbered 349. in said deed from New River-Franklin, Ltd to Thomas R. Dillon dated December 22, 2000, recorded in the Oxford County Registry of Deeds in Book 2899, Page 133.

Meaning and intending to convey and hereby conveying to the Grantees, their heirs and assigns, all land owned by the Grantor, or which the Grantor is entitled to own, in the Town of Mexico, Oxford County, State of Maine.

CARTHAGE:

1. Bounded on the north by Carthage and Roxbury Town Line, on the east by land now or formerly of the heirs of John S. Harlow; on the south and west by Carthage and Mexico Town Line. Being the extreme westerly point of the Town of Carthage, containing all land in said Carthage westerly of Range 21, containing 306 acres, more or less.

Being the premises acquired by Timberlands, Inc. by quitclaim deed with covenant from Otis Scammon dated November 9, 1951, recorded in the Franklin County Registry of Deeds in Book 316, Page 242, described therein as Lots No. 1 and No. 2, Ranges 22 and 23, so-called, being parcel numbered 64. in the Quitclaim Deed With Covenant from New River-Franklin, Ltd to Thomas R. Dillon dated March 27, 2001, recorded in said Registry in Book 1997, Page 309.

2. A part of Lot 4, Range 18, containing 10 acres, more or less, bounded and described as follows: Beginning at a stake on the north line of said lot, located 18 rods westerly from the northeast corner of said lot; thence westerly on lot line 56 rods; thence S-5°-W to the brook running through said lot; thence easterly on the bank of said brook a distance of 8 rods; thence N-62°-W a distance of 54 rods to a point marked by a stake; thence N-12.5°-E to the first mentioned bound.

Also conveying hereby the same right of way conveyed to E.H. Staple by Daniel Barrett by deed recorded in said Registry.

Being the same premises acquired by Timberlands, Inc. by warranty deed from Alfred Burgess dated August 10, 1951, recorded in said Registry in Book 319, Page 591, being parcel numbered 65. in said deed from New River-Franklin, Ltd to Thomas R. Dillon recorded in said Registry in Book 1997, Page 309.

3. 150 acres, more or less, being the farm located on the road from leading from the John Staples farm, so-called, to the farm formerly occupied by Isiah White, formerly known as the Peter Lombard Farm.

Being the same premises acquired by Newton S. Stowell from Willard I. White by warranty deed dated December 23, 1912, recorded in said Registry in Book 184, Page 335, being parcel numbered 66. in said deed from New River-Franklin, Ltd to Thomas R. Dillon recorded in said Registry in Book 1997, Page 309.

4. Lot 1, Range 20, containing 160 acres, more or less.

Being the same premises a one-half interest in which was acquired by Newton S. Stowell by warranty deed from Norman D. Marsh dated December 5, 1904, recorded in said Registry in Book 158, Page 339, and the other one-half interest in was acquired by N. S. Stowell & Co. by warranty deed from Agnes D. Harlow et als., Inc. dated June 7, 1927, recorded in said Registry in Book 237, Page 337, being parcel numbered 67. in said deed from New River-Franklin, Ltd to Thomas R. Dillon recorded in said Registry in Book 1997, Page 309.

5. Being a part of Lot No. 3, Range 18, containing 20 acres, more or less, bounded and described as follows: Beginning at a point marked by a stone monument at the southwesterly corner of land now or formerly of O. V. Hutchinson Heirs, the same being the northwesterly corner of land of Ellis Flagg Heirs; thence northerly at about N-16°-E 67 rods, more or less, to a stone monument on the south line of land formerly of Blanchette, now or formerly of one Blanchard; thence westerly, along the line of said now or former Blanchard land, 41 rods, more or less, to a point marked by a stake and stones on the line of land now or formerly of Timberlands, Inc.; thence southerly, along the line of said now or former land of Timberlands, Inc., to a point in the line of land formerly of A. E. Burgess, now or formerly of Timberlands, Inc.; thence easterly along said line 68 rods, more or less, to point of beginning.

Being the same premises acquired by Timberlands, Inc. by warranty deed from William H. Flagg dated February 27, 1952, recorded in said Registry in Book 322, Page 385, being parcel numbered 68. in said deed from New River-Franklin, Ltd to Thomas R. Dillon recorded in said Registry in Book 1997, Page 309.

6. a. Lot 1, Range 21, containing 168 acres, more or less.
- b. Lot 2, Range 20, containing 166 acres, more or less.
- c. Lot 2, Range 21, containing 198 acres, more or less.
- d. Lot 3, Range 18, containing 59 acres, more or less.
- e. Lot 3, Range 19, containing 246 acres, more or less.
- f. Lot 3, Range 20, containing 121 acres, more or less.
- g. Lot 4, Range 17, west of Webb River, except for 20 acres in northeast corner, containing 65 acres, more or less.
- h. Lot 4, Range 18, containing 207 acres, more or less.
- i. Lot 5, Range 17, west of Webb River, containing 55 acres, more or less.

Being a portion of the premises acquired by Timberlands, Inc. by warranty deed from Marion H. Tribou dated October 31, 1947, recorded in said Registry in Book 301, Page 256, being parcel numbered 336., in said deed from New River-Franklin, Ltd to Thomas R. Dillon recorded in said Registry in Book 1997, Page 309.

7. Part of Lot 5, Range 17, containing 35 acres, more or less.

Being the same premises acquired by Timberlands, Inc. by warranty deed from David J. West dated March 29, 1994, recorded in said Registry in Book 1442, Page 089, being parcel numbered 415. in said deed from New

River-Franklin, Ltd to Thomas R. Dillon recorded in said Registry in Book 1997, Page 309.

8. Part of Lot 1, Range 19, containing 55 acres, more or less.

Being part of the premises acquired by Arthur N. Stowell et al. by warranty deed from Agnes D. Harlow et als. dated September 16, 1927, recorded in said Registry in Book 1442, Page 089, being a portion of parcel numbered 415. in said deed from New River-Franklin, Ltd to Thomas R. Dillon recorded in said Registry in Book 1997, Page 309.

Meaning and intending to convey and hereby conveying to the Grantees, their heirs and assigns, all land owned by the Grantor, or which the Grantor is entitled to own, located westerly of the Webb River in the Town of Carthage, Franklin County, State of Maine.

The properties conveyed herein are conveyed subject to and with the benefit of the Deeds of Easement between Mead Oxford Corporation and New River-Franklin, Ltd. recorded in Book 2720, Page 42 and Book 2720, Page 77 of the Oxford County Registry of Deeds, and Book 1857, Page 01 and Book 1857, Page 36 of the Franklin County Registry of Deeds to the extent the same affect the properties conveyed herein, and are to be used in common with said Mead Oxford Corporation, its successors and assigns, with said New River Franklin, Ltd., its successors and assigns and with the Grantor herein, his heirs and assigns, who reserves the rights appurtenant to remaining lands of Grantor, if any.

The properties conveyed herein are conveyed with the benefit of all other easements acquired by Thomas R. Dillon and his predecessors in interest benefitting the parcels herein conveyed.

United Timber Corp. acquired the properties of Timberlands, Inc. by merger therewith, certificates of merger being recorded in said Registries. Timberlands, Inc. acquired some of the properties conveyed herein by the deeds referred to above and the others either by merger with or under various assumed d/b/a names by entities in which Newton S. Stowell, or his successors was a principal, including, but not limited to N. S. Stowell & Co., N. S. Stowell Co., Inc., Webb River Land Co., and Maine Dowel Company.

There is excepted from this conveyance that portion of the foregoing properties as was previously conveyed by the Grantors to Edmond P. Berry, Sr. and Donna B. Berry as set forth in the deed recorded with the Franklin County Registry of Deeds on March 30th, 2012 in Book 3428, Page 178.

Being the same premises as described in a Warranty Deed from Thomas R. Dillon to Miryam Vishlitzky and Natan Vishlitzky dated November 5, 2001, as recorded in the Oxford County Registry of Deeds in Book 3023, Page 98; and as recorded in the Franklin County Registry of Deeds in Book 2074, Page 252.

Also conveying an appurtenant right of way as set out in a Right of Way Deed from the Inhabitants of the Town of Mexico to Bayroot, LLC and Lloyd L. Poland dated May 28th, 2013, to be duly recorded in the Oxford County Registry of Deeds and in the Franklin County Registry of Deeds.

Together with, and subject to, an Amendment to Easements by and between Bayroot, LLC and Lloyd L. Poland dated June 26th, 2013 to be duly recorded in the Oxford County Registry of Deeds and the Franklin County Registry of Deeds.