

NOT AN OFFICIAL COPY OWNER

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Timothy Higgins
NOT AN OFFICIAL COPY
Date: 9/9/16

Diana Higgins
NOT AN OFFICIAL COPY
Date: Sept. 9, 2016

STATE OF MAINE

PUNOBSCOT, SS.

On this 9th day of September, 2016, before me, personally appeared TIMOTHY AND DIANA HIGGINS, as aforesaid and acknowledged the foregoing instrument as his/her/its free act and deed.

Russell J. Smith
Notary Public
My Commission Expires:



RUSSELL J. SMITH
Notary Public • State of Maine
My commission expires January 16, 2018

COMPANY

[Signature]
By: Stuart Lawrie
Its: CEO
Date: 28 Sep 16

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6749 PG 198 OFFICIAL COPY

WARRANTY DEED

PETER A. LYFORD and MARCIA J. LYFORD, husband and wife, both of Eddington, County of Penobscot, State of Maine and SUSAN XIRINACHS of Brewer, County of Penobscot and State of Maine, for consideration paid, grant to TIMOTHY HIGGINS and DIANA HIGGINS, husband and wife, of Eddington, County of Penobscot, State of Maine, as joint tenants, with WARRANTY COVENANTS, a certain lot or parcel of land situated in Clifton, County of Penobscot, State of Maine, being bounded and described as follows, to wit:

Beginning at a 3/4 inch rebar set on the northerly line of the premises described in a deed to Charles L. Drillen recorded in the Penobscot County Registry of Deeds in Volume 1058, Page 476, said rebar also marking the southwesterly corner of the premises described in a deed from Peter A. Lyford, Marcia J. Lyford and Susan Xirinachs to David A. and Sandra J. Sanzaro dated April 21, 1993 and recorded in said registry in Volume 5306, Page 171, said rebar being located North 82° 35' West a distance of 1670 feet, more or less, from the shore of Middle Springy Pond;

thence North 82° 35' West along the common line between said land now or formerly of Charles L. Drillen and land of Peter A. Lyford and Marcia J. Lyford as described in a deed recorded in Volume 3774, Page 32 a distance of 3636 feet, more or less, to the southwesterly corner of said land of Lyford;

thence in a northerly direction along the westerly line of said land of Peter and Marcia Lyford a distance of 2745 feet, more or less, to the northwesterly corner of said land of Lyford;

thence in an easterly direction along the northerly line of said land of Lyford, also being the southerly line of land now or formerly of Champion International Corp., to a 3/4 inch rebar marking the northwesterly corner of said premises conveyed to David and Sandra Sanzaro by deed recorded in Volume 5306, Page 171, said rebar being located 1610 feet westerly of the easterly side of the gravel road leading from Route 180 to Springy Pond;

thence South 56° 04' 30" West along the westerly line of said land of Sanzaro a distance of 588.49 feet to a 3/4 inch

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NOT AN OFFICIAL COPY NOT AN OFFICIAL COPY OF E REBAR set on the northeasterly side of a gravel road, said road being the center of a 50 foot right of way to the herein-conveyed premises; COPY

thence South 10° 59' 15" West along the westerly line of Sanzaro a distance of 389.83 feet to a 3/4 inch rebar set;

thence South 11° 45' 30" East along the westerly line of Sanzaro a distance of 1192.12 feet to a 3/4 inch rebar set 2 feet easterly of a 15 inch maple tree;

thence South 0° 06' 00" West along the westerly line of Sanzaro a distance of 831.50 feet to a 3/4 inch rebar set at the point of beginning.

The above-described parcel contains by estimation about 210 acres and is a portion of the premises conveyed to Peter A. and Marcia J. Lyford by Lawrence W. Lyford by deed dated January 7, 1986, and recorded in Volume 3774, Page 32, in the Penobscot County Registry of Deeds. Reference may also be had to the deed from Peter A. Lyford and Marcia J. Lyford to Susan Xirinachs, dated May 23, 1986 and recorded in Volume 3827, Page 368, conveying a one-fourth interest.

Also conveying a right of way for all purposes, 50 feet in width, the centerline of said right of way being the centerline of the existing gravel road which begins on the easterly boundary of said land of Sanzaro about 800 feet southerly of the northeast corner of their land and runs in a generally westerly and northwesterly direction to the easterly line of the herein conveyed premises, just southerly of a 3/4 inch rebar marking an angle in said line. In the event that the location of this road is ever changed by the said Sanzaro, for any reason, the grantees herein shall retain a 50 right of way along its new location to insure the convenient access to their land.

Also granting a right of way over the existing gravel road that forms the easterly boundary of said land of Sanzaro and over another existing gravel road that branches in a southwesterly direction to land of Charles Drillen heirs and to Floods Pond.

The above description was prepared by Maine Land Services of Brewer, Maine based on a survey dated July 2, 1992 and on descriptions contained in deed to Peter and Marcia Lyford recorded in Volume 3774, Page 32. Bearings being magnetic as observed in 1992.

Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

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WITNESS our hands and seals this 13th day of July, 1998.

Denise R. Hodson
Witness
to all
Witness
Witness

Peter A. Lyford
Marcia J. Lyford
Susan Xirinachs

STATE OF MAINE

Penobscot, ss.

July 13, 1998

Personally appeared the above-named Peter A. Lyford and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Denise R. Hodson
Notary Public

Printed Name:

DENISE R. HODSON
NOTARY PUBLIC MAINE
MY COMMISSION EXPIRES
MARCH 3, 2002



"Maine Real Estate
Transfer Tax Paid

PENOBSCOT, SS RECEIVED

1998 JUL 14 A 421

Susan F. Bulay
REGISTER

MacDonald & Chase

Susan F. Bulay, Register
Penobscot County, Maine