

WARRANTY DEED

JEFFREY M. MARTIN and JUDITH E. MARTIN, with a mailing address of PO Box 160, Bloomfield, NY 14469, for consideration paid, grant to JAMES E. WILLARD and FRANCES F. WILLARD, husband and wife, both with a mailing address of P.O. Box 46, Benedicta, Aroostook County, Maine 04733, as joint tenants, with warranty covenants, the land, together with the buildings and improvements thereon, in Sherman, Aroostook County, Maine bounded and described as follows:

SEE ATTACHED SCHEDULE A

Meaning and intending to convey a portion of the premises described in deeds to Grantors herein from Anthony V. Bowers dated October 20<sup>th</sup>, 1993 and September 15, 1999 and recorded in the Southern Aroostook Registry of Deeds in Book 2620, Page 27 and Book 3320, Page 83 and also a portion of the premises conveyed to the Grantors by deed of William R. Livezey and Gail D. Livezey to be recorded in the Southern Aroostook Registry of Deeds.

WITNESS, our hands this 31<sup>st</sup> day of October, 2007.

Witness:

[Signature]  
[Signature]

[Signature]  
JEFFREY M. MARTIN  
[Signature]  
JUDITH E. MARTIN

STATE OF MAINE  
PENOBSCOT, ss.

Oct 31, 2007

Then personally appeared the above named Jeffrey M. Martin and Judith E. Martin and severally acknowledged the foregoing instrument to be their free act and deed.

Before me,

[Signature]  
Notary Public  
PRINT NAME:

2853/3 00004233

Anthony D. Moscone, Jr.  
Notary Public, Maine  
My Commission Expires  
March 19, 2009

## SCHEDULE A

A certain parcel of land being on the east side of the Golden Ridge Road, Part of Lot 135 and Lot 136, Town of Sherman, County of Aroostook, State of Maine, being more particularly described as follows:

Commencing at a 5/8" rebar set on the easterly right of way line of Golden Ridge Road, said rebar being S 58°58'23" W of and 571.38 feet from a 5/8" rebar found marking the southerly corner on Golden Ridge Road of the parcel conveyed by Rodney V. Sleeper and Faye J. Sleeper to William R. Livezey and Gail D. Livezey by deed dated November 3, 2001 and recorded in Book 3178, page 302 of the Southern Aroostook Registry of Deeds;

thence southeasterly on a course bearing S 36°47'50" E for a distance of 358.05 feet to a 5/8" rebar driven into the ground;

thence easterly on a course bearing S 71°48'51" E for a distance of 381.04 feet to a 5/8" rebar driven into the ground on the east line of Lot 135;

thence continuing easterly on the same course bearing S 71°48'51" E for a distance of 344.04 feet to a 5/8" rebar driven into the ground;

thence southerly on a course bearing S 17°06'53" W for a distance of 718.03 feet to a 5/8" rebar driven into the ground;

thence westerly on a course bearing N 84°58'12" W for a distance of 383.89 feet to a 5/8" rebar driven into the ground;

thence continuing westerly on the same course bearing N 84°58'12" W for a distance of 500.63 feet to a 5/8" rebar driven into the ground;

thence southerly on a course bearing S 01°52'08" E for a distance of 212.07 feet to a 5/8" rebar driven into the ground;

thence southwesterly on a course bearing N 88°07'52" W for a distance of 929.35 feet to a 5/8" rebar driven into the ground;

thence northwesterly on a course bearing N 21°14'01" W for a distance of 618.28 feet to a 5/8" rebar driven into the ground on the westerly right of way line of Golden Ridge Road;

thence northeasterly on the westerly right of way line of Golden Ridge Road on a course bearing N 59°27'31" E for a distance of 1550.00 feet to the point of beginning.

Area of the herein described parcel is 42.62 acres.

Excepting and reserving, to the Grantors, their heirs and assigns, an easement, for all purposes of a way, including the right to construct, maintain, repair and rebuild utilities services and the right to convey the easement to utility providers, and the right to construct, maintain, repair and rebuild a road. Said easement is for access from the Golden Ridge Road over the existing gravel road crossing the premises conveyed herein to other lands owned by the Grantors herein and is more fully described as follows:

Commencing at a point on the easterly right of way line of Golden Ridge Road, said point being S 58°58'23" W of and 257.10 feet from the point of beginning of the above described 42.62 acre parcel;

thence southerly on a course bearing S 01°52'08" E for a distance of 1203.64 feet to a point;

thence westerly on a course bearing S 88°07'52" W for a distance of 50.00 feet to a point;

thence northerly on a course bearing N 01°52'08" W for a distance of 1176.30 feet to a point on the westerly right of way line of Golden Ridge Road;

thence northeasterly on the westerly right of way line of Golden Ridge Road on a course bearing N 59°27'31" E for a distance of 56.99 feet to the point of beginning.

Basis of bearings for this description is magnetic from compass observation of October 1, 2007.

This description prepared from a survey by Swallow Associates, Land Surveying, 19 Water Street, Houlton, Maine performed on October 1, 2007.

Received  
ARROSTOOK SS  
PATRICIA F BROWN, REGISTER

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT **JAMES E. WILLARD and FRANCES F. WILLARD**, both with a mailing address of 657 Golden Ridge Road, Sherman, Aroostook County, Maine, for consideration paid, hereby grant to **JAMES E. WILLARD and FRANCES F. WILLARD**, both with a mailing address of 657 Golden Ridge Road, Sherman, Aroostook County, Maine, and **JULIE WILLARD-SMITH**, with a mailing address of 17509 Teklanika Drive, Eagle River, Alaska 99577, **AS JOINT TENANTS**, with **WARRANTY COVENANTS**, the land, together with any improvements thereon, situated in **SHERMAN**, Aroostook County, Maine, bounded and described as follows:

SEE ATTACHED SCHEDULE A

Subject, however, to a certain mortgage from James E. Willard and Frances F. Willard to Eastmill Federal Credit Union, dated April 30, 2009, recorded in the Southern Aroostook Registry of Deeds in Vol. 4694 Page 107.

For Grantors' source of title, see deed from Jeffrey M. Martin and Judith E. Martin to James E. Willard and Frances F. Willard, dated April 17, 2009, recorded in said Registry of Deeds in Vol. 4694 Page 105.

Witness our hands and seals this 11<sup>th</sup> day of May, 2009.

James E. Willard  
James E. Willard  
Frances F. Willard  
Frances F. Willard

STATE OF MAINE  
Aroostook, ss.  
(County)

May 11, 2009

Personally appeared the above named, James E. Willard and Frances F. Willard, and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Debra J. O'Roak  
Notary Public/Attorney at Law  
Debra J. O'Roak  
Print name

my Commission Expires 09/18/2009

SCHEDULE A

The land together with any improvements thereon located in Sherman, Aroostook County, Maine described in the following deeds:

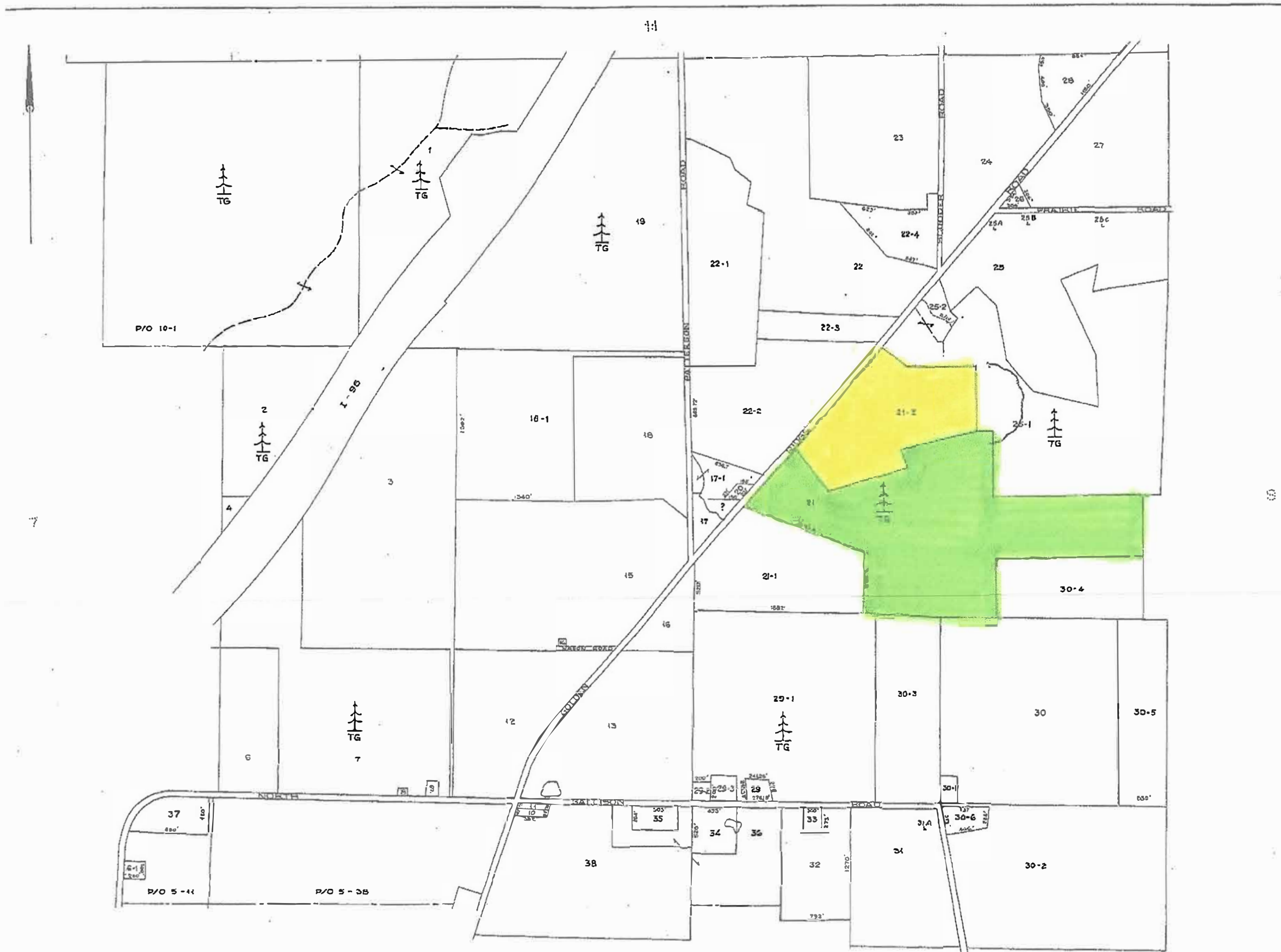
1. Deed from Anthony V. Bowers to Jeffrey M. Martin and Judith E. Martin dated October 20, 1993 and recorded in the Southern Aroostook Registry of Deeds in Book 2620, Page 27.
2. Deed from Anthony V. Bowers to Jeffrey M. Martin and Judith E. Martin dated September 15, 1999 and recorded in the Southern Aroostook Registry of Deeds in Book 3320, Page 83.
3. Deed from William R. Livezey and Gail D. Livezey to Jeffrey M. Martin and Judith E. Martin acknowledged November 5, 2007 and recorded in the Southern Aroostook Registry of Deeds in Book 4514, Page 293.

ALSO HEREBY CONVEYING all easements and rights of way appurtenant to the above described premises.

EXCEPTING AND RESERVING the portions of the above cited premises previously conveyed by Grantors herein by virtue of the following deeds:

1. Deed from Jeffrey M. Martin and Judith E. Martin to William R. Livezey and Gail D. Livezey dated October 31, 2007 and recorded in the Southern Aroostook Registry of Deeds in Book 4514, Page 291.
2. Deed from Jeffrey M. Martin and Judith E. Martin to James E. Willard and Frances F. Willard dated October 31, 2007 and recorded in the Southern Aroostook Registry of Deeds in Book 4517, Page 263.

Received  
AROOSTOOK SS  
PATRICIA F BROWN, REGISTER



**LEGEND**  
 PARCEL NUMBERS ..... 1  
 ADJACENT MAPS ..... 2  
 MATCH LINE .....

For Assessment Purposes  
 Not to be used for Conveyances

PROPERTY MAP  
**TOWN OF SHERMAN**  
 AROOSTOOK COUNTY, MAINE  
 PREPARED BY  
 JAMES W. SEWALL COMPANY OLD TOWN, MAINE  
 SCALE 1 INCH = 500 FEET  
 REVISED BY J. F. SHERMAN 1/1/82