BOOK 1091 PAGE 78 NOT AN OFFICIAL COPY NOT AN OFFICIAL COPY

MAINE SHORT FORM WARRANTY DEED

We, NEIL D. MacKERRON and BEVERLY J. MacKERRON, being husband and wife, of Bridgton in the County of Cumberland and State of Maine, for consideration paid, grant to FELAN ONE CORPORATION, a Massachusetts Corporation, with WARRANTY COVENANT two (2) certain lots or parcels of land with the buildings thereon situated in Poland in the County of Androscoggin and State of Maine, bounded and described as follows:

PARCEL NO. 1. Beginning at an iron post set in a stone wall at the corner of the second parcel of land described in a deed from Hiram Ricker & Sons to Elsa R. Strauss dated May 10, 1949, recorded in the Androscoggin County Registry of Deeds in Book 626, Page 152, and thence the line runs in a northeasterly direction along the boundary line between the land hereby conveyed and said property conveyed to Strauss a distance of five hundred and eighty (580) feet to a point; thence the line runs in a southeasterly direction maintaining a course parallel to the aforementioned stone wall a distance of one thousand five hundred (1,500) feet to a point; thence the line runs in a southwesterly direction maintaining a course parallel to the first course above described to the road leading from the North Raymond Road, so-called, to the former Strauss premises known as Rolly's Camp; thence the line runs in a northwesterly direction along said road leading to Rolly's Camp, so-called, to the entrance to said Rolly's Camp marking the southeasterly end of the aforementioned stone wall and the property line between the property hereby conveyed and other property formerly of said Strauss known as Rolly's Camp; thence the line runs in a northwesterly direction along the second parcel of land described herein being a stone wall a distance of three hundred thirty-two (332) feet to the iron post marking the point of beginning.

PARCEL NO. 2. Beginning at a point about one quarter of a mile northerly from the main road leading from Range Hill to North Raymond at a point where an old road leads to the number six (6) lot and at a point where said old wood road joins with the land described as Parcel 1 above; thence the line runs in a northwesterly direction along said first parcel and along land formerly of Hiram Ricker & Sons to an iron post set in the ground near the shore of Upper Range Pond; thence the line runs in a southwesterly direction roughly parallel with the shore of said pond a distance of four hundred eighty-two (482) feet, more or less in a straight line and to a point on the shore marked by an iron stake set in the ground which iron stake designates the most northerly corner of a triangular parcel of land conveyed by these grantors to Robert D. MacKerron by deed dated January 24, 1974, recorded in said Registry of Deeds ~~in Book , Page~~ ; thence the line runs in a general southeasterly direction along said triangular parcel conveyed to Robert D. MacKerron (said line to be marked by a wood and wire fence) a distance of two hundred sixteen (216) feet, more or less, to a stake and stones designating the most southerly corner of said triangle and the most easterly corner of a parcel of land conveyed by these grantors to said Robert D. MacKerron by deed dated September 26, 1972, recorded in said Registry of Deeds in Book 1078, Page 20; thence the line runs in a southwesterly direction along the premises described in said recorded deed to Robert D. MacKerron and along the southwesterly line of land conveyed by these grantors to Mark Alan Willis et al by deeds dated November 3, 1971, recorded in said Registry of Deeds in Book 1043, Page 594 and Book 1043, Page 597, a distance of slightly

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more than one hundred (100) feet to an iron post set in the ground in a wire fence which iron post constitutes the point of beginning as contained in a mutual dividing line established by exchanged deeds between Else R. Strauss and Iva Hunnewell dated November 8, 1945, recorded in said Registry of Deeds in Book 570, Page 31, and Book 570, Page 30; thence the line runs in a southeasterly direction along said wire fence a distance of four hundred and fifty-eight and five tenths (458.5) feet to an iron pin; thence the line runs in a southeasterly direction along said wire fence a distance of three hundred sixty-seven and two tenths (367.2) feet to the terminus of the third course as it was actually described in the third parcel contained in a deed given by Else R. Strauss to Charles R. King dated September 10, 1959, recorded in said Registry of Deeds in Book 812, Page 66; thence the line runs in an easterly direction along said old wood road to the point of beginning. Also including any land between extensions northwesterly of the first and third courses above described to the low water of Upper Range Pond.

This conveyance shall also include a perpetual easement to use the right-of-way described in a deed given by Elmer W. Chipman to Else R. Strauss dated December 30, 1935, recorded in the Androscoggin County Registry of Deeds, Book 455, Page 119, in common with Charles R. King, his heirs and assigns.

For the source of title of these grantors, see warranty deed from Charles R. King May 24, 1971, recorded in said Registry of Deeds in Book 1034, Page 93.

ALSO hereby conveying all rights, easements, privileges, and appurtenances belonging to the premises hereinabove described.

NEIL D. MacKERRON and BEVERLY J. MacKERRON each joins as grantor and releases all rights by descent and all other rights.

WITNESS our hands and seals this First day of February, 1974.

William B. Skelton — Neil D. MacKerron

Witness — Beverly J. MacKerron

STATE OF MAINE
COUNTY OF Androscoggin February 1, 1974

Then personally appeared the above named NEIL D. MacKERRON and acknowledged the foregoing instrument to be his free act and deed.

Before me,

William B. Skelton II
~~Notary Public/Justice of the Peace~~
Attorney at Law.

6283

STATE OF MAINE
REAL ESTATE TRANSFER TAX
FEB-4'74
Bureau of Taxation
$8.65
2-4-74 RR

ANDROSCOGGIN, ss.
RECEIVED FEB - 4 1974 11 M. P.M.
and recorded from the original