Bk 11350 Pg251 #5738
05-10-2023 @ 02:20p

NOT AN OFFICIAL COPY

DLN: 1002340231737

QUITCLAIM DEED WITH COVENANT

Stephen J. Kinney with a mailing address at P.O. Box 480 Poland, Maine 04274, grants to **Kinney Real Estate, LLC,** a Maine Limited Liability Company with a mailing address at P.O. Box 480 Poland, Maine 04274, with **Quitclaim Covenant**, a certain lot or parcel of land, together with any buildings situated thereon, located in **Poland**, County of **Androscoggin**, and State of **Maine**, as more fully described in Exhibit "A" attached hereto and made a part hereof.

In Witness Whereof, the undersigned has hereunto set his hand effective this 10th day of May, 2023.

Witness:

_____

Stephen J. Kinney

STATE OF MAINE
ANDROSCOGGIN, SS

May 10, 2023

Personally appeared before me, the above-named **Stephen J. Kinney**, and acknowledged the foregoing instrument to be his free act and deed.

Barbara E. Tracy
Notary Public/~~Attorney at Law~~
Print Name: _____
My Commission Expires: _____

BARBARA E. TRACY
Notary Public, State of Maine
My Commission Expires 5/11/2028

The preparer did not conduct a title search or examination in connection with this instrument on the property described herein, and therefore title is neither warranted nor guaranteed by the preparer. The preparer expresses no opinion as to the title the grantee will receive. The preparer of this Deed makes no representation as to the status of title, property use, zoning regulations, or any other matter.

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EXHIBIT A

70 Number 5 Road, Poland, Maine

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Two certain lots or parcels of land with the buildings thereon, situated in Poland, County of Androscoggin and State of Maine, bounded and described as follows:

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PARCEL ONE:

A certain lot or parcel of land, with any buildings thereon, situated in Poland, County of Androscoggin and State of Maine, bounded and described as follows:

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 Else 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 of 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 ONE:

A certain lot or parcel of land, with any buildings thereon, situated in Poland, County of Androscoggin and State of Maine, bounded and described as follows:

Beginning at a point about one quarter 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 One 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 southeasterly 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 to Robert D. MacKerron by deed dated January 24, 1974, recorded February 5, 1974 in Book 1091, Page 105; 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

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easterly corner of a parcel of land conveyed 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 to Mark Alan Willis, et al. by deeds dated November 3, 1971 recorded in said Registry in Book 1043 Page 594 and Book 1043, Page 597, a distance of slightly 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 in Book 570, Page 31, and Book 470, 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 to Else R. Strauss by Charles R. King dated September 10, 1959 and recorded in said Registry 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 watermark of Upper Range Pond.

Being the same premises conveyed by Warranty Deed from ELAN ONE to Stephen J. Kinney dated November 22, 2011, and recorded in the Androscoggin County Registry of Deeds at Book 8288, Page 90.

The premises are conveyed subject to any easements and restrictions of record, and this deed includes all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

No Transfer Tax Paid
TINA M. CHOUINARD, REGISTER
ANDROSCOGGIN COUNTY MAINE E-RECORDED