

WARRANTY DEED

DLN# 1002140177560

Jeffrey N. Best and Kim L. Best, of Addison, County of Washington, State of Maine,

for consideration paid,

grant to John R. Goodwin III and Brooke Goodwin, whose mailing address is 37 Haley Meadow Road, Griswold, CT 06354,

with warranty covenants, as joint tenants,

A certain lot or parcel of land together with any improvements thereon, situated in Addison, Washington County, State of Maine, bounded and described as follows, viz:

Beginning at a cedar stake at the northeasterly corner of Lot Number One in Range 4, according to plan and survey of said town of Addison by Lothrop Lewis, said point being the northwesterly corner of land formerly of Alfred Norton, and running South seven degrees West, following the westerly line of said Norton land and the Shadric W. Look lot, so-called, ninety (90) rods, more or less, to a stump in a wire fence at the northeasterly corner of land formerly of Moses L. Look; thence westerly following the northerly line of said Look land to the Yellow Birch Cordwood Hill Brook, so-called; thence northerly by said brook to the northerly line of said Shadric W. Look land, being the southerly line of land formerly of Nelson H. Ingersoll at a stake in the bed of said brook about two rods East of the Meadow Road, so-called; thence South eighty-three degrees East, following the southerly line of said Nelson H. Ingersoll land and the southerly line of land formerly of Isaac B. Redimarker to place of beginning, together with a right of way from the town road to the described premises. Said real estate contains fifty (50) acres, more or less.

Excepting from the above conveyed property a lot being 350' X 1250' to contain 10 acres on the northerly end of the above described parcel and bounded and described as follows: Beginning at a 1/2" rebar at the northeasterly corner of the above described parcel of land and running S 7° West, following the easterly line of the above described parcel of land for a distance of 350' to a 1/2" rebar set in the ground; thence turning and running North 83° West across land of Jeffrey N. Best and Kim L. Best for a distance of 1,250', more or less, to a 1/2" rebar; thence turning and running N 7° East across land of Jeffrey N. Best and Kim L. Best for a distance of 350' to a 1/2" rebar set on the northerly line of the above described property; thence turning and running South 83° East, following the northerly line of the above described parcel, for a distance of 1,250', more or less, to the point of beginning.

12/23/2021, 03:14:10P

Acting Registrar of Deeds Tammy C. Gay E-RECORDED

Also conveying a right of way to the Grantees herein, in common with the Grantors herein, as now traveled, for all purposes of a way, including utilities, over any portion of the Highland Road that crosses the above excepted and reserved lot as access to the parcel conveyed herein.

Also reserving a right of way for the Grantors herein, their heirs and assigns, in common with the Grantees herein, as now traveled, for all purposes of a way, including utility services, over any portion of said Highland Road located on the above conveyed lot as access to the above excepted and reserved lot.

For title, reference may be had to a deed from John J. Best to Jeffrey N. Best dated July 24, 1997 and recorded in Book 2180, Page 308 of the Washington County Registry of Deeds. See also deed from Jeffrey N. Best to Jeffrey N. Best and Kim L. Best dated February 9, 2021 and recorded in Book 3817, Page 185 of said Registry.

Granting also to the Grantees herein, their heirs and assigns, all rights, privileges, appurtenances and easements belonging to the granted estate as intended by M.R.S.A., Title 33, Section 773.

Witness our hands and seals this 22nd day of December, 2021.

Kim L. Best
Kim L. Best

Jeffrey N. Best
Jeffrey N. Best

STATE OF MAINE
County of Washington

On this 22nd day of December, 2021, personally appeared the above-named Jeffrey N. Best and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Jacob Leonard
Notary Public

Typed or printed name of Notary Public

Jacob Leonard
Notary Public, Maine
My Commission Expires 12/3/2027