

ME Real Estate Transfer Tax Paid

Receipt # 95051 PISCATAQUIS SS: RECEIVED  
VOL 2649 PG 127  
ERECORDED 11/07/2019 08:56:31 AM  
2 Pages  
Instr # 2019-6104  
ATTEST: Linda M Smith, Piscataquis Registry of Deeds

**WARRANTY DEED**

The Wilson Pond Camps, LLC, a Maine Limited Liability Company with a place of business in Jackman, Somerset County, Maine, for consideration paid, grants to Maine Way Properties LLC, a Maine Limited Liability Company with a place of business in Brewer, Penobscot County, Maine (whose mailing address is P.O. Box 573, Brewer, ME 04412) with Warranty Covenants, the following described real estate:

See "Exhibit A" Attached

For grantor's source of title, reference may be had to a deed from Robert B. Young and Martine T. Young to the grantor herein, dated May 25, 2018, recorded in Piscataquis Registry of Deeds, Volume 2555, Page 87.

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


This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

In Witness Whereof, The Wilson Pond Camps, LLC, has caused this instrument to be executed as an instrument under seal by Christopher D. Strausser and Angelie G. Strausser, its Members hereunto duly authorized this 6<sup>th</sup> day of November, 2019.

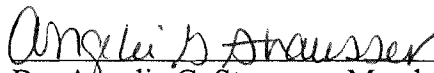
WITNESS:

\_\_\_\_\_  
\_\_\_\_\_

The Wilson Pond Camps, LLC



By: Christopher D. Strausser, Member



By: Angelie G. Strausser, Member

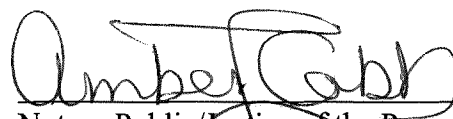
STATE OF MAINE  
PISCATAQUIS, ss

November 6, 2019

Then personally appeared the above named Christopher D. Strausser and Angelie G. Strausser, Members of The Wilson Pond Camps, LLC and acknowledged the foregoing instrument to be their free act and deed and the free act and deed of the Wilson Pond Camps, LLC.

Before me,

File No.: 2019-4601



Notary Public/Justice of the Peace

Commission Expires ~~April 26, 2021~~

Notary Public, State of Maine

My Commission Expires April 26, 2021

“Exhibit A”

A certain lot or parcel of land, together with any improvements thereon, situated Lot 7, Range 3, in the south half of said Greenville, Piscataquis County, Maine, on the westerly shore of Lower Wilson Pond, more particularly described as follows:

Beginning at an iron post thirty and five-tenths feet (30.5) northwesterly from a copper bolt in a ledge at the westerly end of the wing of the storage dam, at the outlet of said pond; thence running north seventy-two degrees fifteen minutes west (N 72° 15' W), three hundred forty-two feet (342) to a post, thence north thirty degrees east (N 30° E), five hundred eighty-nine feet (589) to a post on the westerly shore of said pond six hundred eighty-two feet (682) to a post which is north forty-seven degrees east (N 47° E), forty and five-tenths feet (40.5) from the point of beginning; thence south forty-seven degrees west (S 47° W), forty and five-tenths feet (40.5) to the point of beginning.

Excepting the rights of flowage and other rights to regulate the waters of said pond which have been acquired by Wilson Pond Dam Company, Greenville Light and Power Company, Penobscot Bay Electric Company, Central Maine Power Company, or their successors or assigns.

Also, the perpetual right and easement, as appurtenant to the above described property, to pass and repass, on foot and with teams and vehicles, over the adjacent land of Sanders also a route twelve feet (12') wide, the center line of which is described as follows: Commencing on the westerly line of said property at a point one hundred twenty-seven feet (127) north seven degrees thirty minutes east (N 7° 30' E) of a stake marking the southwest corner of said premises; thence south seventy-six degrees thirty minutes west (S 76° 30' W) one hundred ninety-seven feet (197); thence south sixty-six degrees west (S 66° W) a distance of 150 feet; thence south sixty-one degrees west (S 61° W) a distance of 100 feet; thence south thirty-one degrees thirty minutes west (S 31° 30' W) two hundred thirty-four feet (234), more or less, to the west line of land now or formerly of Harry A. Sanders, Jr., and the easterly line of land formerly of S. Walden, now or formerly of one Reiff, at or near its intersection with an old road.

Excepting and reserving unto William Fling and Mary E. Fling, their heirs and assigns, the right to cross the above described premises for the purpose of launching a boat for water access to a leased lot owned by said William Fling and Mary E. Fling on Wilson Pond. This easement is for pedestrian use only between the hours of 8:00 a.m. and 6:00 p.m., with no provisions for parking of vehicles on Grantees' premises. This easement may be transferred by said William Fling and Mary E. Fling and shall run as appurtenant to and only with said leased lot. This easement shall expire upon the opening of a public boat launching area at any place on Wilson Pond.

PISCATAQUIS COUNTY  
RECORDED  
11/07/2019 08:56:31 AM  
LINDA M. SMITH  
REGISTER OF DEEDS