

E- Recorded
County Aroostook South
Book 6312 Page 168

WARRANTY DEED

DLN NO.: 1002240190815

Bellefleur LLC, a duly organized Maine limited liability company with a mailing address of 341 US Route 1, Weston, ME 04424, FOR CONSIDERATION PAID, grants to First Settlers Properties LLC, a duly organized Maine limited liability company with a mailing address of 3591 Mansions Pkwy., Berkeley Lake, GA 30096, with WARRANTY COVENANTS, the following described real property located in the Town of Weston, County of Aroostook, State of Maine, being bounded and described as follows, to wit:

Certain lots or parcels of land situated in the Town of Weston, County of Aroostook, and State of Maine, bounded and described as follows, to wit:

PARCEL ONE:

A certain lot or parcel of land, together with the buildings and improvements thereon, situated in Range No. 4 on the easterly side of U. S. Route 1 in the Town of Weston, County of Aroostook, State of Maine bounded and described as follows, to wit:

Beginning at an iron pin set in the easterly sideline of U. S. Route 1, and being fifty (50) feet easterly of the centerline thereof, and being the northwesterly corner of land described in a deed from Roland S. Gilpatrick and Alice B. Gilpatrick to Ethridge G. Cleaves and Judith W. Cleaves dated September 29, 1976 and recorded in the Southern District of Aroostook County Registry of Deeds Book 1260, Page 40; Thence South Eighty-three Degrees Thirty-four Minutes East (S 83° 34' E) (Magnetic, 2010) by and along the northerly line of said Cleaves land two hundred fifty (250) feet to the northeasterly corner thereof; Thence continuing South Eighty-three Degrees Thirty-One Minutes East (S 83° 31' E) on the extension of the northerly line of Cleaves lot one hundred fifty (150) feet to an iron pin set; Thence North Seven Degrees Thirty-four Minutes West (N 07° 34' W) parallel to U. S. Route 1 four hundred fifty (450) feet to an iron pin set; Thence North Eighty-three Degrees Thirty-four Minutes West (N 83° 34' W) parallel to the northerly line of said Cleaves lot four hundred (400) feet to an iron pin set in the easterly sideline of U. S. Route 1 and being fifty (50) feet easterly of the centerline thereof; Thence South Seven

Degrees Thirty-four Minutes East (S 07° 34' E) by and along said Route 1 four hundred fifty (450) feet to the point of beginning, containing four (4) acres, more or less.

Subject to a pole line easement adjacent to the easterly sideline of said US Route One as conveyed to Eastern Maine Electric Cooperative and New England Telephone and Telegraph Company by Roland Gilpatrick and Alice B. Gilpatrick by deed dated March 26, 1971 and recorded in the Southern Aroostook Registry of Deeds in Volume 1079, Page 316.

All bearings are oriented to Magnetic North, 2010. Reference is hereby made to the Survey Plan of Gilbert S. Viitala entitled First Settlers Lodge U.S. Route 1, Weston, Maine for Elbridge and Judith Cleaves recorded in the Southern Aroostook Registry of Deeds Book of Plans Volume 41, Page 199B.

PARCEL TWO:

A certain lot or parcel of land situated in Range No. 4 on the ea erl side of U. S. Route 1 in the Town of Weston, County of Aroostook, State of Maine bounded an escribed as follows, to wit:

Beginning at an iron pin set in a stonewall and being one hundred fifty (150) feet easterly of the southeasterly corner of land described in a deed from Roland S. Gilpatrick and Alice B. Gilpatrick to Elbridge G. Cleaves and Judith W. Cleaves dated September 29, 1976 and recorded in the Southern District of Aroostook County Registry of Deeds Book 1260 Page 40; said point also being four hundred (400) feet easterly of the easterly sideline of U. S. Route 1; Thence South Eighty-three Degrees Thirty-four Minutes East (S 83° 34' E)(Mag., 2010) by and along said stonewall two hundred thirty-four and five tenths (234.5) feet to an iron pin set; Thence South Eighty-four Degrees Thirty Minutes East (S 84° 30' E) by and along a partial stonewall and spotted line three hundred forty-one and two tenths (341.2) feet to an iron pin set; Thence North Seven Degrees Thirty-four Minutes West (N 07° 34' W) parallel to U. S. Route 1 six hundred eighteen and seven tenths (618.7) feet to an iron pin set; Thence North Eighty-three Degrees Thirty-four Minutes West (N 83° 34' W) five hundred seventy-seven (577) feet to an iron pin set 400 feet easterly of U. S. Route 1; Thence South Seven Degrees Thirty-four Minutes East (S 07° 34' E) parallel to U. S. Route 1 four hundred fifty (450) feet to an iron pin set; Thence continuing South Seven Degrees Thirty-four Minutes East (S 07° 34' E) one hundred seventy-four and two tenths (174.2) feet to the point of beginning, containing eight (8) acres, more or less.

All bearings are oriented to Magnetic North, 2010.

Together with a right of way thirty (30) feet in width for recreational purposes the centerline being described as follows:

Beginning at a point on the northerly line of the above described parcel and one hundred sixty-six and three hundredths (166.3) feet easterly of the northwesterly corner thereof; Thence generally easterly and southeasterly by and along the center of the existing road as depicted on the Survey Plan of Gilbert S. Viitala entitled First Settlers Lodge U.S. Route 1, Weston, Maine for Elbridge and Judith Cleaves recorded in the Southern Aroostook Registry of Deeds Book of Plans Volume 41, Page 199B two thousand three hundred seventy-one (2,371) feet, more or less, to a point twenty-nine (29) feet northerly of the southeasterly corner of said land referenced in the Gilpatrick to Cleaves deed in Book 2866, Page 246.

Excepting and reserving an easement conveyed to Sheldon L. Barker and Shirley A. Barker by Roland B. Gilpatrick and Alice B. Gilpatrick by deed dated July 31, 1974 and recorded in the Souther Aroostook Registry of Deeds in Volume 1159, Page 64, said easement being conveyed exclusively to the person of the said Grantees therein (Sheldon L. Barker and Shirley A. Barker), or the survivor of them, the right to lay pipes, to situate pumps upon and to take water from that spring situated southeasterly of those premises conveyed by said deed recorded in Volume 1159, Page 64.

PARCEL THREE:

All right, title and interest of the Grantors in and to the View Easement described in the Easement Deed of Elbridge G. Cleaves and Judith W. Cleaves to Stephen G. Mine and Susan Mine dated December 6, 2010 and recorded in the Southern Aroostook Registry of Deeds in Volume 4892, Page 326.

PARCEL FOUR:

A certain lot or parcel of land situated in Range No. 4 on the easterly side of U. S. Route 1 in the Town of Weston, County of Aroostook, State of Maine bounded and described as follows, to wit:

Beginning at an iron pin set in a stonewall and being one hundred fifty (150) feet easterly of the southeasterly corner of land described in a deed from Roland S. Gilpatrick and Alice B. Gilpatrick to Elbridge G. Cleaves and Judith W. Cleaves dated September 29, 1976 and recorded in the Southern District of Aroostook County Registry of Deeds Book 1260 Page 40; said point also being four hundred (400) feet easterly of the easterly sideline of U. S. Route 1; Thence South Eighty-three Degrees Thirty-four Minutes East (S 83° 34' E)(Mag., 2010) by and along said stonewall two hundred thirty-four and five tenths (234.5) feet to an iron pin set; Thence South Eighty-four Degrees Thirty Minutes East (S 84° 30' E) by and along a partial stonewall and spotted line three hundred forty-one and two tenths (341.2) feet to an iron pin set; Thence North

Seven Degrees Thirty-four Minutes West (N 07° 34' W) parallel to U. S. Route 1 six hundred eighteen and seven tenths (618.7) feet to an iron pin set; Thence North Eighty-three Degrees Thirty-four Minutes West (N 83° 34' W) five hundred seventy-seven (577) feet to art iron pin set four hundred (400) feet easterly of U. S. Route 1; Thence South Seven Degrees Thirty-four Minutes East (S 07° 34' E) parallel to U. S. Route 1 four hundred fifty (450) feet to an iron pin set; Thence continuing South Seven Degrees Thirty-four Minutes East (S 07° 34' E) one hundred seventy-four and two tenths (174.2) feet to the point of beginning, containing eight (8) acres, more or less.

All bearings are oriented to Magnetic North, 2010.

Together with a right of way thirty (30) feet in width for recreational purposes the centerline being described as follows:

Beginning at a point on the northerly line of the above described parcel and one hundred sixty-six and three hundredths (166.3) feet easterly of the northwesterly corner thereof; Thence generally easterly and southeasterly by and along the center of the existing road as depicted on the Survey Plan of Gilbert S. Viitala entitled First Settlers Lodge U.S. Route 1, Weston, Maine for Elbridge and Judith Cleaves recorded in the Southern Aroostook Registry of Deeds Book of Plans Volume 41, Page 19913, two thousand three hundred seventy-one (2,371) feet, more or less, to a point twenty-nine (29) feet northerly of the southeasterly corner of said land referenced in the Gilpatrick to Cleaves deed in Book 2866, Page 246.

The purpose of the conveyance herein is to release any and all interest in certain rights related to the above-described real estate, as follows: The right to lay pipes, to situate pumps upon and take water from that spring situated southeasterly of the parcel described in the Warranty Deed from Roland B. Gilpatrick and Alice B. Gilpatrick to Sheldon L. Barker and Shirley A. Barker dated July 31, 1974 and recorded in the Southern Aroostook Registry of Deeds in Vol. 1159, Page 64, and the Quitclaim Deed from Alice B. Gilpatrick to Sheldon L. Barker and Shirley A. Barker dated February 1, 1996 and recorded in the Southern Aroostook Registry of Deeds in Vol. 2865, Page 308.

PARCEL FIVE:

A certain lot or parcel of land situated in Range No. 4 on the easterly side of U. S. Route 1 in the Town of Weston, County of Aroostook, State of Maine bounded and described as follows, to wit:

Beginning at an iron pin set in a field and being four hundred (400) feet easterly of the easterly sideline of U. S. Route 1; said iron pin also being at the northeasterly corner of the First Settlers

Lodge Lot, so-called; Thence North Seven Degrees Thirty-four Minutes West (N 07° 34' W) parallel to U. S. Route 1 two hundred (200) feet to a point; Thence South Eighty-four Degrees Thirty Minutes East (S 84° 30' E) (Mag., 2010) two thousand one hundred sixty-seven and four tenths (2167.4) feet to a point on a spotted line; Thence South Four Degrees Twenty-eight Minutes West (S 04° 28' W) by and along a spotted line eight hundred seven (807) feet to an iron pin at the southeasterly corner of land described in a deed from Alice B. Gilpatrick to Elbridge G. Cleaves and Judith W. Cleaves dated February 1, 1996 and recorded in Southern District of Aroostook County Registry of Deeds Book 2866 Page 246; Thence North Eighty-four Degrees Thirty Minutes West (N 84° 30' W) by and along a spotted line marking the southerly line of said land one thousand four hundred nineteen and nine tenths (1419.9) feet to an iron pin; Thence North Seven Degrees Thirty-four Minutes West (N 07° 34' W) six hundred eighteen and seven tenths (618.7) feet to an iron pin; Thence North Eighty-three Degrees Thirty-four Minutes West (N 83° 34' W) five hundred seventy-seven (577) feet to the point of beginning, containing thirty and five tenths (30.5) acres, more or less.

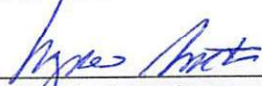
All bearings are oriented to Magnetic North, 2010. Reference is hereby made to the Survey Plan of Gilbert S. Viitala entitled First Settlers Lodge U.S. Route 1, Weston, Maine for Elbridge and Judith Cleaves recorded in the Southern Aroostook Registry of Deeds Book of Plans Volume 41, Page 199B.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Being the same premises as described in the deed from Stephen G. Mine and Susan Mine to Bellefleur, LLC dated August 12, 2015 and recorded in Book 5459, Page 1, Aroostook County Registry of Deeds.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Bellefleur LLC

BY: 
Wayne Smith, Member

BY: 
Denise Smith, Member

State of Maine
County of Penobscot, ss

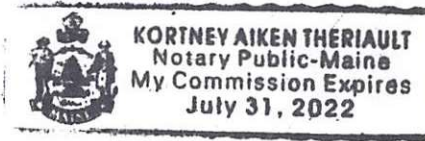
April 22, 2022

Personally appeared the above named Wayne Smith and Denise Smith, in their said capacities, and acknowledged the foregoing instrument to be their free act and deed, in their said capacities, and the free act and deed of Bellefleur, LLC.

Before me,

Kortney Aiken Theriault
Notary Public

Print Name



July 31, 2022
My Commission Expires
Notary Public - Maine
KORINEA AIKEN-THERIAULT

