

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that We, **ROBERT B. YOUNG** and **MARTINE T. YOUNG**, husband and wife, both of Greenville, County of Piscataquis, State of Maine, in consideration of one dollar and other valuable considerations, paid by **THE WILSON POND CAMPS, LLC**, a Limited Liability Company duly organized and existing under the laws of the State of Maine with its principal office and place of doing business in Shirley, County of Piscataquis, State of Maine, (mailing address: 244 Greenville Rd., Shirley, ME 04485) the receipt whereof We do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said **THE WILSON POND CAMPS, LLC**, its successors and assigns, forever,

All those certain lots or parcels of land together with the building and other improvements as located thereon situated in Greenville, County of Piscataquis, State of Maine, and being further bounded, described and identified as follows, to wit:

SEE ATTACHED SCHEDULE A

For Grantor's source of title, reference is made to a Warranty Deed from Wilson Pond Camps, Inc. to Robert B. Young and Martine T. Young, dated January 21, 1995 and recorded in the Piscataquis County Registry of Deeds in Book 971, Page 142.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said **THE WILSON POND CAMPS, LLC**, and its successors and assigns, to them and their use and behoof forever.

AND We do COVENANT with the said Grantee, **THE WILSON POND CAMPS, LLC**, its successors and assigns, that We, are lawfully seized in fee of the premises, that they are free of all encumbrances, that we have good right to sell and convey the same to the said Grantee to hold as aforesaid, and that we and our heirs shall and will warrant and defend the same to the said Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF We the said, Robert B. Young and Martine T. Young, have hereunto set our hands and seals this 25<sup>th</sup> day of May in the year of our Lord two thousand eighteen.

Witness

Robert B. Young  
Robert B. Young

Witness

Martine T. Young  
Martine T. Young

STATE OF MAINE  
Piscataquis, ss.

May 25, 2018

Personally appeared the above named Robert B. Young and Martine T. Young and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Richard W. McCarthy, Jr.  
Richard W. McCarthy, Jr.  
Attorney at Law  
Bar No. 3667

**Richard W. McCarthy, Jr.**  
**Attorney at Law**  
**Maine Bar #3667**

ME REAL ESTATE TRANSFER  
TAX PAID

- Burky + McCarthy  
PO Box 1437  
Greenville 04441

## SCHEDULE A

Certain real estate, with buildings thereon, situated in Lot 7, Range 3, in the south half of said Greenville, County of Piscataquis, State of Maine, on the westerly shore of Lower Wilson Pond, bounded and described as follows, to wit:

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 reposs, 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 southwesterly corner of said premises; thence south seventy-six degrees thirty minutes west (S 76° 30' W) one hundred ninety-seven feet (197'); 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.

Being the same premises conveyed by William Fling and Mary E. Fling to Wilson Pond Camps, Inc. by deed dated September 6, 1988 and recorded in the Piscataquis County Registry of Deeds in Volume 694, Page 128.

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.

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