

Receipt # 239483

ERECORD

Bk 5835 PG 398

09/30/2024 01:21:47 PM

Pages 2

DEED

Instr # 12230

Cherri L Crockett Register of Deeds

OXFORD COUNTY

DLN: 1002440289738

### WARRANTY DEED

Michael B. Smith and Eileen E. Garcia-Smith of Boxborough, Middlesex County, Massachusetts, for consideration paid, grant to Double U Investments, LLC, a Ohio Limited Liability Company of North Benton, Mahoning County, Ohio (whose mailing address is 575 Eddy Lane, North Benton, OH 44449) with Warranty Covenants, the following described real estate:

See "Exhibit A" Attached

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.

Witness our hands and seals this 27<sup>th</sup> day of September, 2024.

WITNESS:

Jan A Osh

Jan A Osh

Michael B. Smith  
Michael B. Smith

Eileen E. Garcia-Smith  
Eileen E. Garcia-Smith

STATE/Commonwealth of New Hampshire September 27, 2024  
COUNTY OF Rockingham, ss

Then personally appeared the above-named Michael B. Smith and Eileen E. Garcia-Smith and acknowledged the foregoing instrument to be his/her/their free act and deed.

Before me,

LAUREN A. OSBORNE  
NOTARY PUBLIC  
State of New Hampshire  
My Commission Expires  
August 4, 2026

Jan A Osh  
Notary Public/Justice of the Peace  
Commission Expiration:

File No.: 2024-4485

BK: 5835 PG: 398

MAINE REAL ESTATE  
TRANSFER TAX PAID

**"Exhibit A"**

A certain lot or parcel of land, together with any improvements thereon, situated in the Town of Dixfield, County of Oxford and State of Maine, being Lot 4 as shown on a certain plan entitled "G.P.S. Survey of land of Holman Mountain Land Company, Inc." prepared by Acme Engineering & Design, Inc. and recorded in the Oxford County Registry of Deeds as File No. 3532 (having been erroneously referred to as File No. 3535 in the deed recorded in Book 3398, Page 208). The property herein conveyed contains 50.48 acres and is a portion of the premises as conveyed to Holman Mountain Land Company, Inc. by Quitclaim Deed with Covenants from Thomas R. Dillon dated October 25, 2002 and recorded in the Oxford County Registry of Deeds in Book 3203, Page 97.

The above referenced property is conveyed together with, the following easements and rights of way:

1. A right of way or easement 50 feet in width, being 25 feet on each side of the centerline of the existing logging road as now used, for all purposes, including the provision of utility services, leading northwesterly from U.S. Route 2 across land now or formerly of Wendell E. Palmer and M. Ellen Palmer and land now or formerly of William C. Porter, Jr. to and across land now or formerly of Dixfield Realty Trust to and across land of Holman Mountain Land Company, Inc. The right of way over land of Dixfield Realty Trust is shown on Plan No. 3415 and connects with the right of way shown on the said Plan No. 3532.
2. A private right of way or easement 2 rods wide, in common with others who may be granted a similar right of way, over existing woods roads crossing land of Claude L. Averill and David H. Averill for access only to Averill Road. This easement is subject to the rights of said Averill to erect and maintain gates to prevent use by the general public of the granted easement which is more particularly described in Book 3203, Page 97 and as shown on said Plan No. 3532.
3. A right of way or easement, 50 feet in width, in common with others and for all purposes over the roadways as shown on said Plan No. 3532.

Excepting and reserving a right of way and easement, for all purposes, in common with others, over that portion of the right of way running along the northeasterly boundary of Lot 4 as shown on said Plan No. 3532 for access to remaining lands of Holman Mountain Land Company, Inc. (All rights of way on property of Holman Mountain Land Company, Inc. are 50 feet wide).

Also conveyed herewith is a right of way, 50 feet in width as centered on an existing road., for all purposes, including the provision of utility services, over and across the northeasterly portion of Lot 3, in common with the owners of Lot 3, roughly parallel with the boundary line between Lot 3 and Lot 8, for access to Lot 4.

For grantors' source of title, reference may be had to a deed to Michael B. Smith and Eileen E. Garcia-Smith from Holman Mountain Land Company Inc. dated September 26, 2003 and recorded in the Oxford County Registry of Deeds in Book 3398, Page 208. Additional referenced is made to the Affidavit dated March 17, 2005 and recorded in Book 3687, Page 283.