

DLN:1002140176266

WARRANTY DEED

DIVERSIFIED RESOURCES CORP., a corporation duly established and existing under the laws of the State of Maine and having a mailing address of P.O. Box 72, Ossipee, New Hampshire 03864, for consideration paid grants to **ERIC AND ANNE FISHER REVOCABLE LIVING TRUST** having an address of 1260 Greenway Terrace, Elm Grove, Wisconsin 53122, with **WARRANTY COVENANTS**:

"A certain lot or parcel of land situated in the Town of Hiram, County of Oxford and State of Maine, on the westerly and northwesterly side of the County Road, more particularly bounded and described as follows:

"Beginning at an iron pipe set in the ground in the southeasterly line of land of Margaret Douglas, being the southeasterly line of what was formerly Peleg Wadsworth's Grant, which iron pipe is located 250 feet south 48 degrees 20' west from an iron pipe set in the ground in the northwesterly bank of Wadsworth Brook, so-called, measured along said southeasterly line; thence extending south 31 degrees 40' east a distance of 1690 feet, more or less, to an iron pipe set in the ground in the westerly side of said County Road; thence extending southerly along the westerly side of said County Road to the northerly line of land of Warren Bailey, formerly of Benja Goodwin; thence extending in a general westerly and southerly direction by land of Warren Bailey, formerly of Benja Goodwin, to the northwesterly side of said County Road; thence extending southwesterly along the northwesterly side of said County Road to the Harry S. Barnes Road, so called; thence extending in a general northwesterly direction along the Barnes Road, so called, to a point where said road crosses the southeasterly line of land of Margaret Douglas, being the southeasterly line of what formerly said Peleg Wadsworth's Grant; thence extending northeasterly along the southeasterly line of land of Margaret Douglas, formerly the Peleg Wadsworth's Grant, to the iron pipe at the point of beginning.

"Saving, excepting and reserving nevertheless that portion of the above property heretofore conveyed by these grantors to Warren and Dorothy Noble under deed dated October 24, 1975, recorded in Oxford Western District Registry of Deeds at Book 220, Page 113, and right of way conveyed to Vina Douglass dated February, 1972, recorded in said Records at Book 206, Page 58.

"The within granted premises (without exception) was all and the same had by these grantors under deed of Leo J. Morin et als dated November 9, 1970, recorded in said records, Book 202, Page 511, from which the quoted portions above have been copied. We also convey the right of way and the right to locate the same as reserved to us under said deed to Warren and Dorothy Noble and right to locate the right of way granted Noble."

“There is also hereby conveyed with the within granted premises a right of way for all purposes 60 feet in width in common with the Maine Central Power Company, its successors and assigns, as the same leads from the town road leading from Hiram to Cornish via the westerly side of Saco River, and westerly therefrom to the within granted tract. Said right of way to be for all purposes of travel including placement of utilities over and under the ground and to be all and the same as to be had by the grantor under deed of Central Main Power Company recorded in said records. Said right of way is depicted on plan entitled to be “Right of Way to Maxcy Subdivision Hiram, Maine” surveyed and drawn by land surveyor, Stephen H. Boomer, May, 1981. Said right of way is per survey a total length of 253 feet.”

The right of way referred to in the next above paragraph was conveyed to Diversified Resources Corp. by Central Maine Power Company by Indenture dated January 27, 1982 and recorded in the Oxford WD Registry of Deeds at Book 252, Page 770 and re-recorded at Book 254, Page 743, within which right of way lies the initial 253 feet, more or less, of the Birch Meadows subdivision roadway known as Birch Drive.

“SAVING, EXCEPTING AND RESERVING herefrom those five numbered lots as depicted on plan entitled “Riverside Acres Forest Tracts Hiram, Maine Fritz von Maxcy, Ossipee, N. H.” surveyed and drawn by Earl Hotchkiss and Stephen H. Boomer, land surveyors dated March, 1981 as approved by the Hiram Planning Board on April 21, 1981. Said five numbered lots as depicted on the aforementioned plan, which plan is recorded in the Registry, are in their entirety bounded and described as follows: commencing at the northeasterlymost corner of the within subdivision on the westerly edge of the River Road leading from Hiram to Cornish, Maine on the westerly side of said river, at an iron pipe; thence running westerly on a course of North 78° West approximately 980 feet to an iron pipe and by the northerly line of Lot 5; thence running southerly by lots numbered 5 through 1 consecutively on a course of South 10° 30' West approximately 1046 feet to an iron pipe and land now or formerly of one Foss and Andrews; thence running easterly by land supposedly of one Heidler on a course of South 72° East approximately 1230 feet to an iron pipe on the westerly edge of said public road and marking the southeasterlymost corner of said Lot 1; thence running northerly by the westerly sideline off said River Road as the same trends approximately 1225 feet to said place of beginning.”

The parcel conveyed hereby as above described includes within its bounds the six (6) lot subdivision shown on a plan entitled “Birch Meadows, Hiram, Maine, Owner and Subdivider, Diversified Resources Corp.” prepared by Stephen H. Boomer, Surveyor, dated June 1981 and recorded in the Oxford WD Registry of Deeds at Plan Book 7, Page 44. There is excepted from this conveyance the following lots which have been conveyed by Diversified Resources Corp. from said Birch Meadow Subdivisions:

1. Lot No. 6 of said Birch Meadows Subdivision conveyed to Jerome St. Louis by deed dated July 7, 2003 and recorded in the Oxford WD Registry of Deeds at Book 456, Page 909 which conveyance included (a) one-sixth interest in common and undivided in the subdivision

roadway known as Birch Drive, and (b) a right of way over the existing woods road running from Birch Drive over the southeasterly corner of Lot No. 1 in said subdivision to said Lot No. 6, but which deed excepted and reserved to Diversified Resources Corp., its successors and assigns, a right of way over the existing woods road crossing Lot No. 6 to its remaining adjacent land which is conveyed hereby.

2. Lot No. 5 of said Birch Meadows Subdivision conveyed to Thomas Canwell and Tara Foley Canwell by deed dated August 22, 2006 and recorded in said Registry of Deeds at Book 577, Page 674, which conveyance included a one-sixth interest in common and undivided in said Birch Drive subdivision roadway.


Said Birch Meadows Subdivision was made subject, by Diversified Resources Corp., to the terms of a Declaration of Covenants and Restrictions recorded in the Oxford WD Registry of Deeds on October 14, 1982 at Book 254, Page 741.

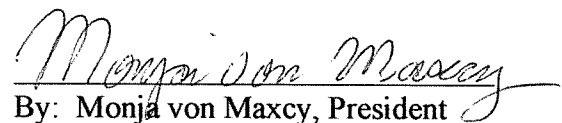
It is the intention of the Grantor herein to convey to the Grantee herein all of its remaining interest in said Birch Meadows subdivision, to the extent not previously conveyed as set forth above, including all of its rights as the developer of said subdivision, to specifically include all of its rights of approval and rights to enforce said declaration as were reserved to Diversified Resources Corp. in said Declaration of Covenants and Restrictions.

Diversified Resources Corp. acquired its title to the herein conveyed premises by deed of Fritz von Maxcy dated July 19, 1982 and recorded in the Oxford WD Registry of Deeds at Book 254, Page 739.

WITNESS the hand of Diversified Resources Corp. by Monja von Maxcy, its President, thereunto duly authorized, this 7th day of December, 2021.

Diversified Resources Corp.


Witness DEBRA BURTON


By: Monja von Maxcy, President

^{NH}
STATE OF ~~MAINE~~
Carroll, SS

December 7, 2021

Personally appeared Monja von Maxcy, President of Diversified Resources Corp., and acknowledged the foregoing instrument to be here free act and deed, acting in said capacity, and the free and deed of said corporation.

Before me,

Debra Burton
Notary Public

Print/Type Name of Notary: _____

My Commission Expires: _____

Debra A. Burton
Notary Public - New Hampshire
My Commission Expires
April 19, 2022

D3/vonMaxcy.SaleofRiverRd.Hiram.WD