Receipt # 208881
ERECORD
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10/29/2021 08:59:50 AM
Pages 2
DEED
Instr # 18665
Cherri L Crockett Register of Deeds OXFORD COUNTY

Alpine Title Services
6 Pleasant Street
Conway, NH 03818

DLN #1002140169236
T/S $1494

The space above this line is reserved for recording information

WARRANTY DEED

MAINE REAL ESTATE TRANSFER TAX PAID

KNOW ALL PERSONS BY THESE PRESENTS that We, **SCOTT B. LOVEJOY** and **LISA S. LOVEJOY**, both with a mailing address of Post Office Box 306, Fryeburg, Oxford County, State of Maine, 04037, for consideration paid, grant to **KERI MONTAGUE** and **KEVIN MONTAGUE**, both having a mailing address of Post Office Box 483, Brownfield, Oxford County, State of Maine, 04010, as joint tenants with rights of survivorship, and not as tenants in common, with WARRANTY COVENANTS, the following:

A certain lot or parcel of land situated in Fryeburg, Oxford County, State of Maine, and lying Northerly of the main highway leading from Fryeburg to Bridgton, known as Route #302, but not adjacent thereto, and being more particularly described as follows:

Beginning at an iron rod driven into the ground for a corner which represents the Northeast corner of land formerly of Owen G. Currier, et ux., and more recently of Douglas Alan Hamilton, et ux., and the Northwest corner of land now or formerly of Robert Panno, et ux.; thence run South 82 degrees West, a distance of 107.28 feet, along land of said Hamilton to an iron pipe driven into the ground for a corner on the Northerly sideline of said Hamilton's land; thence run North 16 degrees 17 minutes West, a distance of 400 feet by land now or formerly of Stella N. Gray, to an iron pipe driven into the ground, said iron pipe representing the Northwest corner of the parcel now being described; thence run North 68 degrees 51 minutes East, a distance of 299.98 feet by land now or formerly of said Stella N. Gray to an iron pipe driven into the ground, said iron pipe be situated 40 feet Westerly from the Westerly line of land of one Osgood; thence run South 15 degrees 30 minutes East, a distance of 501.29 feet along land of said Stella N. Gray to a point, said point being North 88 degrees 18 minutes West and a distance of 41.47 feet from an iron pipe on the Westerly line of land of said Osgood, said point being also the Southeast corner of the parcel now being described and situated on the Northerly line of land of said Panno; thence run North 88 degrees 18 minutes West by the Northerly line of land of said Panno, a distance of 195.43 feet to the iron rod begun at. Said parcel is supposed to contain 3.01 acres, more or less. The courses and distances set forth in the foregoing description are derived from a survey made January 6, 1983 by Thaddeus Thorne Surveys.

Also conveying hereby, as appurtenant to the above-described parcel, a right of way for all purposes over and along a strip of land forty feet in width which abuts the Easterly sideline of said parcel and thence continuing Southerly over and along that right of way described in deed of Earl P. Osgood to Lawrence M. Gray, et ux., recorded in said Registry of Deeds, Book 215, Page 77, to the Northerly side line of said Route #302. Said right of way shall be in common with Stella N. Gray, her heirs and assigns, and others who may now own or hereafter acquire a similar right. The said right of way conveyed by deed from Osgood is thirty-eight feet in width at its northerly end.

Meaning and intending to describe and convey those premises conveyed by Warranty Deed of Hazel J. Currier to the within Grantors dated June 19, 1995 and recorded at the Oxford Western District County Registry of Deeds at Book 354, Page 929.

EXECUTED, this 28th day of October, 2021.

Scott B. Lovejoy

Lisa S. Lovejoy

STATE OF New Hampshire COUNTY OF Carroll

The foregoing instrument was acknowledged before me this 28th day of October, 2021 by Scott B. Lovejoy and Lisa S. Lovejoy known to me or satisfactorily proven by photo identification to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

BRITTA MEANS COMMISSIONER OF DEEDS MY COMMISSION EXPIRES JUNE 30, 2026 NEW HAMPSHIRE

~~Notary Public/Justice of the Peace~~/Comm. Of Deeds

Printed Name: Britta Means

My Commission Expires: 6/30/26