

Release Deed

Doc#: 1146
Bk: 4948 Pg: 308

Know All Men By These Presents:

That: Alyssa M. Barker of P. O. Box 475, Yarmouth, County of Cumberland and State of Maine 04096

Releases Unto:

James A. Barker of P. O. Box 106, Hanover, County of Oxford and State of Maine 04237

the land in Hanover, County of Oxford and State of Maine, bounded and described as follows:

My one-half in common and undivided interest in and to the following described property:

Parcel #1:

A certain lot or parcel of land situated on the easterly side of Howard Pond Road in the Town of Hanover, County of Oxford and State of Maine, bounded and described as follows:

Beginning at an iron pipe on the assumed easterly sideline of said Howard Pond Road, at the southeasterly corner of land conveyed to William J. Morgan, Jr., Mary Z. Morgan, Mary Ellen Morgan, William J. Morgan, III and Teresa A. Morgan by William J. Morgan, Jr. and Mary Z. Morgan, by deed dated June 28th, 1995 and recorded in the Oxford County Registry of Deeds in Book 2232, Page 76; THENCE South 86° East along the southerly boundary line of land of said Morgan 452 feet, more or less, to an iron pipe at the southeasterly corner of land of said Morgan; THENCE continuing South 86° East across land of Robert A. Brown, LLC a total distance of 900 feet to a point; THENCE South 04° West across land of Robert A. Brown, LLC 450 feet, more or less, to land now or formerly of W. Sidney Howe; THENCE westerly along land of said Howe, to the assumed easterly sideline of said Howard Pond Road; THENCE northerly along the easterly sideline of said Howard Pond Road to the point of beginning. Containing seven (7) acres, more or less.

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Together with the rights of ingress and egress by any means and maintenance along a 60 foot right of way from Howard Pond Road to the above described lot, said right of way is partially described in said deed from Chadbourne Tree Farms to Robert A. Brown, LLC and continues across land of said Brown, along the center of the existing driveway, and terminates near the northeast corner of the above described lot.

Said easement also includes the right to install, within the bounds of the above described right of way, wires and pipes, above or below the ground, for the purpose of supplying any and all utilities to the above described lot.

Being the same premises as described in a Warranty Joint Tenancy Deed from Robert A. Brown, LLC to James A. Barker and Alyssa M. Barker dated February 2nd, 2005 and recorded in the Oxford County Registry of Deeds Book 3672, Page 177.

Parcel #2:

A certain lot or parcel of land situated easterly of, but not adjacent to, Howard Pond Road, in the Town of Hanover, County of Oxford and State of Maine, bounded and described as follows:

Beginning at the southeasterly corner of land conveyed by William J. Morgan, Jr. et al to William J. Morgan, Jr. et al by deed dated June 28th, 1995 and recorded in the Oxford County Registry of Deeds in Book 2232, Page 76; said point of beginning is distant 439.5 feet, on a bearing of North 86° 00' East from an iron pipe at the southwesterly corner of said Morgan parcel and on the assumed easterly sideline of said Howard Pond Road; THENCE North 00° 38' West along land now or formerly of said Morgan, a distance of 155.0 feet to a blazed spruce tree; THENCE easterly at a right angle to the last line a distance of 50 feet to an iron pipe; THENCE northerly at a right angle to the last line a distance of 50 feet to an iron pipe; THENCE westerly at a right angle to the last line a distance of 50 feet to an iron pipe; THENCE North 67° 33' West along land now or formerly of said Morgan, a distance of 74.1 feet to an iron pipe; THENCE North 51° 00' East along land conveyed by Marion E. Taylor to James R. and Judith L. Ray by deed dated June 27th, 1986 and recorded in said Registry of Deeds in Book 1577, Page 231 a distance of 85.3 feet to a point in a stone wall; THENCE North 20° 00' West along land

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now or formerly of said Ray and a stone wall a distance of 135.0 feet to a point; THENCE North 30° 40' West along land now or formerly of said Ray and a stone wall a distance of 142.6 feet to a blazed maple; THENCE South 39° 00' East across land of Robert A. Brown, LLC and along the southerly sideline of a 60 foot right of way, a distance of 327.0 feet, to a capped 5/8 inch iron rod; THENCE South 67° 30' East across land of Robert A. Brown, LLC and along the southerly sideline of a 60 foot right of way, a distance of 311.4 feet to a capped 5/8 inch iron rod; THENCE South 04° 00' East across land of Robert A. Brown, LLC and along the westerly sideline of a 60 foot right of way, a distance of 136.8 feet to a capped 5/8 inch iron rod and land of James A. Barker and Alyssa M. Barker; THENCE South 86° 00' West along land of James A. Barker and Alyssa M. Barker a distance of 380.6 feet to the point of beginning. Containing 2.1 acres.

Together with the rights of ingress and egress by any means and maintenance, along a 60 foot right of way from said Howard Pond Road to and along the above described lot, said right of way is partially described in said deed from Chadbourne Tree Farms to Robert A. Brown, LLC and continues across land of said Brown, along the center of the existing driveway, and terminates near the southeast corner of the above described lot.

Said easement also includes the right to install, within the bounds of the above described right of way, wires and pipes, above or below the ground, for the purpose of supplying any and all utilities to the above described lot.

All bearings are magnetic and based upon the above referenced Morgan deed.

Being the same premises as described in a Warranty Joint Tenancy Deed from Robert A. Brown, LLC to James A. Barker and Alyssa M. Barker dated October 20th, 2006 and recorded in the Oxford County Registry of Deeds in Book 4034, Page 320.

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Witness my hand and seal this 27th day of JANUARY, 2013

Elizabeth M. Fortin
Witness

Alyssa M. Barker
Alyssa M. Barker

State of Maine
County of CUMBERLAND 01/27 2013

Personally appeared the above named Alyssa M. Barker and acknowledged the foregoing instrument to be her free act and deed,

Before me Elizabeth M. Fortin
Notary Public

Type or print name: _____

Elizabeth M. Fortin
NOTARY PUBLIC
STATE OF MAINE
My Commission Expires
April 27, 2017



Received
Recorded Register of Deeds
Jan 30, 2013 02:11P
Oxford East County
Patricia A. Shearman