

DLN 1002340233885

WARRANTY DEED

CO-OPERATIVE LAND COMPANY a Maine business corporation having an office and place of business at 168 Maple Street, Temple, Maine 04984, for consideration paid does hereby grant to **MATTHEW O. GOODMAN** of 42 Goldsmith Street, No. 2, Jamaica Plain, Massachusetts 02130, **with warranty covenants**, land in Temple, Franklin County, State of Maine, described as follows to wit:-

Commencing at a point on the southerly side of Gus Mitchell Brook at the northeasterly corner of land conveyed as PARCEL TWO to John DiStefano in a deed from Ralph Searles, Jr. dated June 8, 1998 at Book 1758, Page 160; thence in a general southerly course on an easterly side of the John DiStefano lot to the southeasterly corner of said DiStefano lot, this being on line of land described in a deed to Matthew O. Goodman from the Estate of Sandra Gregor dated August 10, 2010 at Book 3269, Page 223; thence continuing on a general southerly course along line of land already owned by said Matthew O. Goodman, said Goodman lot having been formerly that of David Howe, to a right angle corner in the former Howe now Goodman lot; thence easterly along the northerly line of land formerly of said Howe now of said Goodman thirty-two (32) rods to line of land formerly of Rufus L. Smith now of said Goodman; thence on a general northerly course on said west line of land formerly of said Smith now of Goodman to said Mitchell Brook and line of land now or formerly of the heirs of R.S. Norton and Lorraine Norton, reference being had to instruments of Book 3038, Page 113, Book 269, Page 588, and Book 122, Page 17, for the Norton premises; thence along said Gus Mitchell Brook and line of land of said Norton on a meandering but general westerly course to the northeasterly corner of land of said DiStefano and the point of beginning.

These premises are generally identified with Tax Map 5, Lot 49 on the Town of Temple Tax Maps and contain by approximation only of 16.5 acres, more or less.

These premises are PART AND PART ONLY of the premises excepted and reserved to Cooperative Land Company in its deed which otherwise conveyed certain land to J. William Tanner in a deed of May 15, 2001 recorded at Book 2008, Page 337 being numbered paragraph 4 at Book 349 of said deed and therefore being a PART AND PART ONLY of the former Howard Gould lot.

The former Howard Gould lot was conveyed by Charles T. Hodgkins to Daniel Field, Jarvis L. Tyler and John F. Blanchard, as trustees dated November 23, 1932 at Book 249, Page 257.

Said Field, Tyler and Blanchad as Trustees subsequently conveyed the premises to Harry A. Furbish, Currier C. Holman and Hartry Field as Trustees in a deed of January 3, 1934 recorded at Book 257, Page 39.

Maine Real Estate
Transfer Tax Paid

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Said Harry A. Furbish, Currier C. Holman and Hartry H. Field as Trustees subsequently conveyed the premises to Co-operative Land Company as part of a deed of October 10, 1934 recorded at Book 257, Page 40 Franklin County Registry of Deeds.

Because these premises adjoin land already owned by the grantee herein which has access to a public way no right of way is required to be conveyed with these premises to this grantee.

WITNESS its hands and seals as of the 5th day of May, 2023

CO-OPERATIVE LAND COMPANY

BY: Richard B. Mosher
Richard Mosher, President
duly authorized

State of Maine
Franklin, SS

May 8, 2023

Personally appeared the above-named Richard Mosher, President of Co-Operative Land Company and acknowledged the foregoing to be his free act and deed in his said capacity, before me,



DARRELL WHITNEY JR.
Notary Public - State of Maine
My Comm. Expires Sept. 2, 2027

Darrell Whitney Jr.
Notary Public
Name: Darrell Whitney Jr.
Comm. Expires: 9/2/27

z:-/Darrell/DARRELL/2023/Goodman-Co-op Deed

Received
Franklin County
Susan A Black
REGISTER

Mills