

**WARRANTY DEED**

**DLN:** 1002240216566

**MAINE WOODLAND PROPERTIES**, a Maine Corporation, with a mailing address of P.O. Box 1039, Portland, Maine, 04104, for consideration paid, Grants to **SHAFFER INVESTMENT GROUP LLC**, a Limited Liability Company, with a mailing address of 777 Stevens Ave., #335, Portland, ME 04103, with Warranty Covenants, the following described land in Temple, Franklin County, Maine:

Lot 2W as shown on a Plan titled Plan of Mountain View West Subdivision Plan, Edes Brook Road, Holman Road, Temple, Maine, prepared by Michael A. Hartman, P.L.S. #2433 of Jones Associates Inc. dated April 19, 2022, and recorded in Franklin County Registry of Deeds in Plan File # 6850 (the "Plan").

TOGETHER WITH AND SUBJECT TO all easements, rights of way, covenants, reservations, restrictions, terms and conditions as set forth in the Plan and as set forth in the Declaration of Protective Covenants, Reservations, Restrictions, and Easements of Mountain View East & West Subdivisions, dated October 10, 2022 and recorded in Franklin County Registry of Deeds in Book 4499, Page 131, and any amendments thereto.

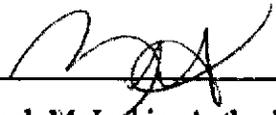
ALSO, TOGETHER WITH AND SUBJECT TO the terms, conditions and obligations contained in the Agreement Regarding the Formation of a Homeowners' Association, Road Maintenance and Trail System Maintenance recently entered into by and between Grantor and Grantee(s), and to be recorded herewith in the Franklin County Registry of Deeds.

Being a portion of the premises as described in the deed from Maine-ly Trees, Inc. to Maine Woodland Properties, dated December 14, 2021 and recorded in Franklin County Registry of Deeds in Book 4406, Page 1.

IN WITNESS WHEREOF, Maine Woodland Properties has caused this instrument to be executed this 28 day of October, 2022.

**MAINE WOODLAND PROPERTIES**

BY: \_\_\_\_\_

  
Zach McKin, Authorized Agent

STATE OF Florida  
COUNTY OF Duval

October 28, 2022

Personally appeared the above named Zach McJunkin, Authorized Agent of Maine Woodland Properties and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of Maine Woodland Properties.

Before me,

*Autumn Meyer*

Notary Public

Autumn Meyer

(Print Name and Affix Seal)

