PROPERTY FOR SALE IS PART OF TAX MAP 20 LOT 19 OR EAST SIDE OF CARTER HILL ROAD CONTAINING APPROXIMATELY 117 ACRES. SEE DEED BOOK 630 PAGE 794

Hastings and Hastings – Carter Hill Lot – Fryeburg, Maine

Fryeburg Tax Map 20 Lot 19

The owners are**, DAVID R. HASTINGS III**, of 955, Main Street, Fryeburg, ME 04037 owner of a 1/4 interest, **STEPHANIE REED HASTINGS, as TRUSTEE of the P & S HASTINGS REVOCAVBLE TRUST**, PO Box 6, Fryeburg, ME 04037 owner of a 1/8 interest, both of Fryeburg, Maine 04037 and **PETER G. HASTINGS II**, of 40 Carroll Street, Falmouth, Maine 04105, owner of a 1/8 interest **THOMAS W. HASTINGS** of 420 S. Moss Road, Winter Springs, Florida 33707, **ELLEN H. ZELMAN** of 157 Spring Chase Circle, Altamonte Springs, Florida 32714, **JOHN M. HASTINGS** of 100 Portland Street, Apt F, Fryeburg, Maine 04037 and **JANE H. ROSENBERG** of 5850 Central Ave., Apt. 528, Westminster, Colorado 80026, each the owner of a 1/8 interest,

The Carter Hill Lot is located on the southerly shore of Lower Kezar Pond in Fryeburg, Maine and is accessed from Route 302 in East Fryeburg by way of the Carter Hill Road which leads to and through the Carter Hill Lot.

The Carter Hill Lot is made up of the following parcels conveyed to Hugh W. Hastings II, David R. Hastings II and Peter G. Hastings:

1. A lot identified as the Carter Hill Lot/McIntire Lot conveyed by Lawrence M. Gray by deed dated September 5, 1972 and recorded in the Oxford Count Registry of Deeds at Book W209, Page 499, at the bottom of that page. This lot is shown on a plan prepared by Lawrence M. Gray for himself in 1943 and recorded in said Registry at Plan Book W2, Page 7. The deed describes it as the upland behind the meadow conveyed in the next deed and says it contains 125 acres, more or less. The line dividing this lot from the adjacent land now or formerly of Goddu, and now or formerly of Ives at the northwesterly corner of the land shown on the Lawrence Gray plan was re-surveyed in 2005 by Bliss & Associates on a plan for Allison, Webb and Ives recorded at Plan Book W16, Page 13 which places the common boundary line between those properties in a slightly different location. It is believed that the Bliss plan is accurate.

2. A second deed from Lawrence M. Gray, also dated September 5, 1972, and recorded at Book 209, Page 499 at the top of that page conveying meadow land adjoining the northerly line of the Carter Hill/McIntire lot described above between Elkins Brook to the east and the Ives property to the west.

3. A small parcel of meadow land near Elkins Brook conveyed by Francis G. Buzzell and James C. Buzzell by deed dated January 15, 1976 and recorded at Book W222, Page 365.

4. The portion of the lot conveyed by Helen M. Leadbeater by deed dated September 20, 1968 and recorded at Book W196, Page 573 that lies westerly of Elkins Brook. Elkins Brook is the town line between Fryeburg and Bridgton in this area. The portion of the

Smith lot included in the Hastings Carter Hill Lot is bounded on the west by the above land conveyed by Lawrence M. Gray, on the east by Elkins Brook and on the south by a separate parcel owned by Thomas Hastings, John Hastings, Ellen Zelman and Jane Rosenberg.

The above lot was conveyed to Hugh W. Hastings II, Norene M. Hastings, David R. Hastings II, Doris M. Hastings, Peter G. Hastings and Anne A. Hastings by Hugh W. Hastings II et al dated December 27, 1984 and recorded in said Registry at Book 265, Page 913 as Parcels 7, 9, 10 and 11. Stephanie Reed Hastings, Trustee of the P & S Hastings Revocable Trust, acquired a one-eighth interest by deed of Peter G. Hastings dated November 8, 2021, and recorded in said Registry at Book 5561, Page 668 as parcels 48, 49, 50 and 51.. Peter G. Hastings II acquired a 1/8th interest by deed of Peter G. Hastings dated March 31, 1999 and recorded in said Registry at Book 393, Page 587 in Item A. Thomas W. Hastings, Ellen H. Zelman, John M. Hastings and Jane H. Rosenberg each acquired a 1/8th interest by deed from Hugh W. Hastings II and Norene M. Hastings, one dated March 28, 1991 as Items 7, 9, 0 and 11. and recorded in said Registry at Book 317, Page 388. Page 861. David R. Hastings III acquired a ¼ interest by Deed of Distribution from the Estates of David R. Hastings II and Doris M. Hastings dated January 6, 2015 and recorded in said Registry at Book 630, Page 794 as Items 49, 50, 51 and 52