

WARRANTY DEED

DLN:1002340227869

KNOW ALL PERSONS BY THESE PRESENTS, that **BRENDAN J. KEARNS a/k/a BRENDEN KEARNS** (hereinafter referred to as "Grantor"), whose mailing address is 423 Blue Ridge Road, Saylorsburg, PA 18353, for consideration paid, hereby grants to **ROCK MAPLE LAND & FOREST, LLC, a Maine limited liability company** (hereinafter referred to as "Grantee"), whose mailing address is 98 Meadow Road, Winterport, ME 04496, with WARRANTY COVENANTS, a certain lot or parcel of land situated in Eastbrook, County of Hancock and State of Maine, bounded and described as follows, to wit:

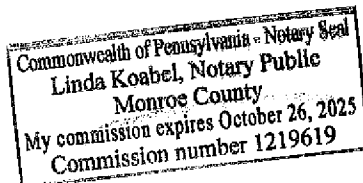
See attached Exhibit A hereto made a part hereof and incorporated by reference.

Executed this 28 day of Feb, 2023.

Brendan J. Kearns
Brendan J. Kearns
a/k/a Brenden Kearns

STATE OF PA
COUNTY OF Monroe

Then personally appeared before me on this 28 day of Feb, 2023 the said Brendan J. Kearns, and acknowledged the foregoing instrument to be his free act and deed.



A-15386-16

Linda Koabel
Attorney at Law/Notary Public
Print Name: Linda Koabel
My Commission Expires: 10-26-25

EXHIBIT A

The following certain lots or parcels of land, together with any improvements thereon, situated in Eastbrook, County of Hancock, State of Maine, bounded and described as follows, to wit:

PARCEL ONE:

Beginning at a point on the centerline of a gravel road, said point being the northwest corner of the parcel herein conveyed, said point also having the Maine State Coordinate System, East Zone, NAD 83 coordinates of N 371342.8 E 1068691.3; thence following said road centerline generally southerly to a point that bears South eighteen degrees twenty-four minutes twelve seconds East (S 18-24-12 E) four hundred sixty-two and ninety-eight-one-hundredths feet (462.98') from the last mentioned point on said centerline; thence following said centerline generally southerly to a point that bears South one degree ten-minutes fifty-one seconds East (S 01-10-51 E) nine hundred twenty-five and eighty-three one-hundredths feet (925.83') from the last mentioned point on said centerline; thence following said centerline generally southerly to a point that bears South nineteen degrees nineteen minutes fifty-nine seconds East (S 19-19-59 E) four hundred four and forty-eight one-hundredths feet (404.48') from the last mentioned point on said centerline; thence following said centerline generally southerly to a point that bears South seventeen degrees thirty minutes eleven seconds East (S 17-39-11 E) nine hundred twenty-four and forty-seven one-hundredths feet (924.47') from the last mentioned point; said point also having said coordinate system coordinates of N 368714.5 E 1069268.5; thence North seventy-nine degrees six minutes thirty-two seconds East (N 79-06-32 E) one thousand eight hundred thirty-eight and fifty-six one-hundredths (1838.56') to a point; thence North ten degrees five minutes twenty-seven seconds West (N 10-05-27 W) two thousand six hundred ninety and twenty-five one-hundredths feet (2690.25') to a point; thence South seventy-nine degrees six minutes thirty-two seconds West (S 79-06-32 W) one thousand nine hundred forty-six and thirty-four one-hundredths feet (1946.34') to the point of beginning.

Containing 120 acres, more or less.

Bearings referenced to Grid North, Maine State Coordinate System, East Zone, NAD 83.

Hereby conveying a fifty-foot (50') wide right of way for all purposes of a way, including the transmission of voice and utilities above or below ground, the centerline of said right of way to begin at the centerline of the existing gravel road at the southwest corner of the above described parcel and following the centerline of the existing gravel road generally northerly, northeasterly, and northwesterly to a point at the westerly bound of land now or formerly of Christian N. Diethelm, said point having the Maine State Coordinate System, East Zone, NAD 83 coordinates of N 375213.9 E 1067258.3.

Also hereby conveying all rights of the Grantor in and to that portion of the gravel road leading from the easterly end of the "Sugar Hill Road", so-called, easterly to a point at the westerly bound of land now or formerly of Christian N. Diethelm, said point having said coordinate system coordinates of N 375213.9 E 1067258.3.

Subject, however, to the rights of others in and to the use of the same.

EXCEPTING a right of way reserved by Christian N. Diethelm, his heirs and assigns, as appurtenant to the remaining land now or formerly of Diethelm, said right of way being for all purposes of way, including the transmission of voice and utilities all as the same as defined in Title 33 M.R.S. §458, either above or below ground, of equal width, over and across all rights of way as granted herein.

Together with all rights, easements, privileges and appurtenances belonging to the granted estate.

Meaning and intending to describe and convey the same premises conveyed to Brenden Kearns from Christian N. Diethelm by Quitclaim Deed dated July 15, 2004 and recorded in the Hancock County Registry of Deeds in Book 3973, Page 217.

PARCEL TWO:

Beginning at a point on the northeast corner of the parcel herein conveyed, said point having the Maine State Coordinate System, East Zone, NAD 83 coordinate of N 373572.8 E 1070271.2; thence South seventy-nine degrees six minutes thirty-two seconds West (S 79° 06' 32" W) five hundred sixty-three and ninety-one one-hundredths feet (563.91') to a point on the centerline of a gravel road; thence following said centerline southwesterly to a gravel road intersection that bears South forty-six degrees thirty-six minutes forty-seven seconds West (S 46° 36' 47" W) one thousand four hundred eighty-four and ninety-six one-hundredths feet (1484.96') from the last mentioned point on centerline; thence following said centerline southeasterly to a point that bears South two degrees forty-five minutes eleven seconds East (S 02° 45' 11" E) one thousand one hundred four and sixty-nine one-hundredths feet (1104.69') from the last mentioned point at road intersection; thence North seventy-nine degrees six minutes thirty-two seconds East (N 79° 06' 32" E) one thousand nine hundred forty-six and thirty-four one-hundredths feet (1946.34') to a point; thence North ten degrees five minutes twenty-seven seconds West (N 10° 05' 27" W) one thousand eight hundred ninety-one and fifty-two one-hundredths feet (1891.52') feet to the point of beginning.

Containing 69 acres, more or less.

Bearings referenced to Grid North, Maine State Coordinate System, East Zone, NAD 83.

Hereby conveying a fifty-foot (50') wide right of way for all purposes of a way, including the transmission of customary utilities above or below ground, the centerline of said right of way to begin at the centerline of the existing gravel road at the southwest corner of the above described parcel and following the centerline of the existing gravel road generally northerly, northeasterly, and northwesterly to a point at the westerly bound of land now or formerly of Christian N. Diethelm, said point having the Maine State Coordinate System, East Zone, NAD 83 coordinates of N 375213.9 E 1067258.3.

Also hereby conveying all rights of the Grantor in and to that portion of the gravel road leading from the easterly end of the "Sugar Hill Road", so-called, easterly to a point at the westerly

bound of land now or formerly of Christian N. Diethelm, said point having said coordinate system coordinates of N 375213.9 E 1067258.3.

EXCEPTING a right of way reserved by Christian N. Diethelm, his heirs and assigns, as appurtenant to the remaining land now or formerly of Diethelm, said right of way being for all purposes of way, including the transmission of customary utilities above or below ground, of equal width over and across all rights of way as granted herein.

Subject to a reservation of a right of way for all purposes of a way, by Christian N. Diethelm in deed from Christian Diethelm to James R. Cook, Jr. dated August 3, 2004 and recorded in Hancock County Registry of Deeds in Book 3989, Page 233.

Together with all rights, easements, privileges and appurtenances belonging to the granted estate.

Meaning and intending to describe and convey the same premises conveyed to Brendan J. Kearns from James H. Cook, Jr. by Warranty Deed dated March 2, 2006 and recorded in the Hancock County Registry of Deeds in Book 4442, Page 163.

The premises conveyed herein ("Parcel One and Parcel Two") are subject to the provisions of the Maine Tree Growth Tax Law including penalties, if any, under Title 36 MRSA Section 571-584A.