

TRANSFER TAX PAID

FOR REGISTRY USE ONLY

WARRANTY DEED

DLN: 1001940056048

KNOW ALL MEN BY THESE PRESENTS, THAT, **PRAT REALTY, CO.**, a general partnership organized and existing under the law of the State of New York, having a mailing address of 25 Poppy Lane, Commack, NY 11725

In consideration of One Dollar and Other Valuable Considerations

Paid by **Rock Maple Holdings, LLC**, a Maine limited liability company, whose mailing address is PO Box 220, Orono, ME 04473

The receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey, with warranty covenants, unto the said **Rock Maple Holdings, LLC**, its successors and assigns forever,

Certain lots or parcels of land situated in Ripley, County of Somerset, State of Maine and more particularly as follows:

PARCEL ONE:

A certain lot or parcel of land situated on the northerly side of Dexter Road (State Highway #154) in said Ripley, appearing to be from the westerly side of Town Lot 60, bounded as follows: South by said Dexter Road, East by land of one Paradis; West by land of one Ahern and one Perkins and North by Town Lot 79.

PARCEL TWO:

Certain contiguous lots situated in said Ripley and being the same lots described as the Second lot in a deed from Douglas F. Britten to Douglas F. Britten and Flora L. Britten dated July 1, 1968 and recorded in the Somerset County Registry of Deeds in Book 780, Page 627 therein described as follows:

Being Lot No. 4, part of the great lot belonging to John Hale's estate, according to Harrison Jones division, and bounded on the north by Mainstream River; on the east by Lot No. 3; on the south by Lot No. 62; and on the west by Lot No. 5, in said division according to Hoyt's Plan of Ripley; containing seventy-five (75) acres, more or less, being the same premises conveyed to said Mainstream Lumber

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Company by John S. Laughton by his warranty deed dated November 12, 1904, recorded in said Registry, Vol. 272, Page 266.

ALSO, a certain other lot and parcel of land in said RIPLEY, bounded and described as follows:

Bounded on the north by Mainstream, so-called; on the east by land of John M. Laughton; on the south by Lot No. 63; on the west by land of H.C. Bane, being Lot No. 5; containing twenty-five (25) acres, more or less; and being the same premises conveyed to A.B. Libby and A.W. Fuller by Morey Mulliken, by his warranty deed dated May 20, 1903, recorded in said Registry, Vol. 263, Page 501.

ALSO, a certain other lot and parcel of land situated in said RIPLEY, being the west half of Lot No. 79, bounded as follows:

Beginning at the northwest corner of Lot No. 61 north of the county road; thence north four and one-half ($4\frac{1}{2}$) degrees west one hundred sixty (160) rods to a cedar tree; thence east fifty (50) rods; thence south four and one-half ($4\frac{1}{2}$) degrees east to the south line of the lot; thence west to the place of beginning; containing fifty (50) acres, more or less; and being the same premises conveyed to said A.B. Libby and A.W. Fuller by F.E. Nichols by her warranty deed dated May 19, 1903, recorded in said Registry, Vol. 263, Page 500.

Said lots are generally bounded as follows: On the north, northwest and west by Mainstream; on the west by land of one Bane; on the south by land on one Ahern, land of one Paradis and the Second parcel described in this deed and on the east by land on one Sevey and land of the J.E. Page Heirs.

Being a portion of the premises described in the Warranty Deed of Douglas F. Britten and Flora L. Britten to Prat Realty Co., dated June 28, 1984, recorded in Book 1143, Page 18 of the Somerset County Registry of Deeds.

TO HAVE AND TO HOLD the aforegranted to **Rock Maple Holdings, LLC**, its successors and assigns forever,

AND We do covenant with the said Grantees, that we are lawfully seized in fee of the premises, that they are free of all encumbrances, that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we shall and will **warrant and defend** the same to the Grantees, their heirs and assigns, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said PRAT Realty Co. has caused its seal to be set
this 27th day of April, 2019.

SIGNED, SEALED AND DELIVERED

In presence of

PRAT REALTY, CO.

[Signature]

[Signature]
By: **Raymond Wisnieski, Partner**

[Signature]

[Signature]
By: **Paul Micciche, Partner**

[Signature]

[Signature]
By: **Francis Wisnieski, Partner**

[Signature]

[Signature]
By: **Thomas Wisnieski, Partner**

State of New York

Date: 4/27/19

County of Suffolk

Then personally appeared the above named **Raymond Wisnieski**
and acknowledged the foregoing instrument to be his free act and deed.

Before me,

[Signature]
Notary Public- Signature

Allison Hall
Notary Public-Printed

ALLISON HALL
Notary Public, State of New York
NO. 01HA6174243
Qualified in Suffolk County
Commission Expires Sept. 17, 2019

State of New YorkDate: 4/27/19County of Suffolk

Then personally appeared the above named **Paul Micciche** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

ALLISON HALL
Notary Public, State of New York
NO. 01HAF174243
Qualified in Suffolk County
Commission Expires Sept. 17, 2019

Allison Hall
Notary Public- Signature

Allison Hall
Notary Public-Printed

State of New YorkDate: 4/27/19County of Suffolk

Then personally appeared the above named **Francis Wisnieski** and acknowledged the foregoing instrument to be their free acts and deeds.

Before me,

ALLISON HALL
Notary Public, State of New York
NO. 01HAF174243
Qualified in Suffolk County
Commission Expires Sept. 17, 2019

Allison Hall
Notary Public- Signature

Allison Hall
Notary Public-Printed

State of New YorkDate: 4/27/19County of Suffolk

Then personally appeared the above named **Thomas Wisnieski** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

ALLISON HALL
Notary Public, State of New York
NO. 01HAF174243
Qualified in Suffolk County
Commission Expires Sept. 17, 2019

Allison Hall
Notary Public- Signature

Allison Hall
Notary Public-Printed