

Receipt # 235067

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Pages 2

DEED

Instr # 4394

Cherri L Crockett Register of Deeds

OXFORD COUNTY

DLN: 1002440271677

WARRANTY DEED

David Chappell and Melissa Chappell of Buckfield, Oxford County, Maine, for consideration paid, grant(s) to **Beaver Valley Land, LLC**, a Wyoming Limited Liability Company of Casper, Natrona County, Wyoming (whose mailing address is 4160 East 2nd Street, Unit #1114, Casper, WY 82609) with Warranty Covenants, the following described real estate:

See "Exhibit A" Attached

For grantors' source of title, reference may be had to a deed from Joan M. Ben to the grantor(s) herein, dated October 23, 2019, recorded in Oxford Registry of Deeds, Book 5493, Page 901.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness my/our hand(s) and seal(s) this 29th day of April, 2024.

WITNESS:

David Chappell

Melissa Chappell

STATE OF MAINE

Andros, ss

April 29, 2024

Then personally appeared the above named David Chappell and Melissa Chappell and acknowledged the foregoing instrument to be his/her free act and deed.

Before me,

Notary Public/Justice of the Peace
Commission Expiration:

File No.: 2024-1351

ALECIA E. HURLEY
Notary Public, State Of Maine
My Commission Expires July 27, 2027

MAINE REAL ESTATE
TRANSFER TAX PAID

“Exhibit A”

A certain lot or parcel of land, together with any improvements thereon, situated in the Town of Hartford, County of Oxford, and State of Maine, bounded and described as follows:

Commencing at an iron pin on the southwesterly side of State Route 140 so-called, said pin marking the easterly corner of Nuesslein and the northerly corner of land now or formerly of Roy (Oxford County Registry of Deeds Book 1710, Page 146); THENCE along State Route 140 the following courses and distances: North 25° 41' 36" West, 42.25 feet to a point; North 38° 00' 46" West, 168.02 feet to a point; North 39° 01' 18" West, 263.5 feet to a point; North 37° 06' 21" West, 198.17 feet to a point; and North 31° 43' 07" West 135.95 feet to an iron pin; THENCE South 43° 30' 15" West along remaining land of Nuesslein a distance of 456 feet to an iron pin; THENCE continuing the same course to the east branch of Twenty Mile River, so-called; THENCE in a general southeasterly direction along the east branch of Twenty Mile River a distance of 800 to 900 feet, more or less, to land now or formerly of Roy; THENCE North 73° 06' 43" East a short distance to an iron pin (the tie line between the last two referenced iron pins being North 59° 22' 33" West a distance of 725.02 feet); THENCE along land of Roy North 73° 06' 43" East a distance of 176.34 feet to an iron pin and the point of beginning.