

N O T  
A N  
O F F I C I A L  
C O P Y

N O T  
A N  
O F F I C I A L  
C O P Y

N O T  
DLN: 10022401808 ~~AS~~ N **WARRANTY DEED**  
O F F I C I A L  
C O P Y

N O T  
O F F I C I A L  
C O P Y

**KNOW ALL MEN BY THESE PRESENTS, THAT, We, RICKY L. HOLT AND CATHY J. HOLT**, both of Dixmont, County of Penobscot and State of Maine, whose mailing address is 71 Garland Road, Dixmont, Maine 04932

In consideration of One Dollar and Other Valuable Considerations

Paid by **DILLON INVESTMENTS, LLC**, a Maine limited liability company having a place of business in Anson, County of Somerset and State of Maine, whose mailing address is P.O. Box 296, Anson, Maine 04911

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

Certain real property, consisting of land and buildings and improvements thereon, situated in **Dixmont**, County of Penobscot and State of Maine, described as follows, to wit:

**Parcel One:** A certain lot or parcel of land situated in **Dixmont**, County of Penobscot and State of Maine, more specifically bounded and described as follows, to wit:

Beginning at the westerly sideline of the Nason Hill Road, so-called, at the northeasterly corner of a parcel of land described as "Parcel No. 4" in the deed from The Inhabitants of the Town of Dixmont to Black & Gray Cannery, Inc., dated January 16, 1952, and recorded in the Penobscot County Registry of Deeds in Volume 1361, Page 286; thence westerly by and along a stone wall and the northerly line of said "Parcel No. 4", six hundred (600') feet, more or less, to the northwesterly corner of said "Parcel No. 4" and the corner of said stone wall; thence southerly by and along the westerly line of said "Parcel No. 4" and said stone wall 1,270' feet, more or less, to the northerly line of lot numbered 88 as shown on a Plan of Town of Dixmont, recorded in said Registry in Plan Book 14, Page 14; thence westerly by and along the northerly line of said lot numbered 88 and continuing the same course by and along the northerly line of lot numbered 89 as shown on said Plan, 4437 feet, more or less, to a five (5') foot high stone monument marking the northwesterly corner of said lot numbered 89 as shown on said Plan; thence North 9 degrees 30' E by and along the easterly line of lot numbered 109 as shown on said Plan, 3002 feet, more or less, to an iron pin marking the northeasterly corner of said lot numbered 109 as shown on said Plan; thence North 38 degrees East 2948 feet, more or less, to an iron pipe; thence generally South 84 degrees East by and along the southerly line of land now or formerly owned or occupied by Richard Hulbert, 1075 feet to an iron pin marking the southeasterly corner of lot

Rebecca A. Cayford, Esq.  
PO Box 827, Skowhegan, ME 04976  
207-474-5928

NOT  
AN  
OFFICIAL

numbered 92 and the northeasterly corner of lot numbered 91 and the southwesterly corner of Lot Numbered 85 and the northwesterly corner of lot numbered 86, all as shown on said Plan; thence North 8 degrees East by and along the easterly line of said Richard Hulbert land being also the easterly line of said lot numbered 92, 1250 feet, more or less, to a flagged line running South 83 degrees East; thence South 83 degrees East by and along said flagged line 2863 feet, more or less, to an iron pin; thence North 63 degrees 30' East, 655 feet, more or less, to a point on the northerly sideline of the Garland Road, 100 feet northwest of the intersection of said Garland Road with a road running southwest to Mountain Pond; thence generally southeasterly by and along the southerly sideline of said Garland Road, 575 feet, more or less, to the Nason Hill Road; thence southwesterly and following the westerly sideline of the said Nason Hill Road, a distance of 3498 feet to the land now or formerly of Lawrence E. and Mildred C. Baker (said Baker land being the second parcel described in deed from Edwin T. Garland to said Lawrence E. and Mildred C. Baker, dated August 30, 1962, recorded in said Registry in Volume 1856, Page 362); thence westerly by and along a line in common with the northerly line of said Baker land and parallel with and 398.3 feet distant from the southerly line of lot numbered 86 as shown on said Plan, 1303.5 feet; thence at right angles southerly by and along said Baker land 398.3 feet, more or less, to the southerly line of said lot numbered 86, being also the northerly line of lot 87 as shown on said plan; thence westerly by and along the line dividing lot numbered 86 and lot numbered 87 as shown on said plan (said line being in common with said Baker boundary line) 1171.5 feet, more or less, to the southwesterly corner of said lot numbered 86, being also the northwesterly corner of said lot numbered 87; thence southerly by and along the westerly line of said lot numbered 87 (which line is in common with the westerly line of said Baker land) 883.6 feet, more or less, to the southwesterly corner of the said Baker land; thence easterly by and along a line in common with the southerly line of said Baker land and parallel with the northerly line of the said lot numbered 87, 2475 feet, more or less, to the westerly sideline of the Nason Hill Road, so-called; thence southerly by and along the westerly sideline of the said Nason Hill Road 760 feet, more or less, to the point of beginning.

Excepting however, from the above described premises, the following parcels of land:

A parcel containing approximately 1.93 acres and encompassing the tower and watchman's camp facilities now or formerly owned by the State of Maine Forestry Department, and being described in deed from the Town of Dixmont to State of Maine Forestry Department and acknowledged August 17, 1955, and recorded in said Registry in Volume 1496, Page 239; and

Also a certain lot or parcel of land bounded and described as follows: On the east by the Town Road leading to Jackson; on the south by land formerly of F.B. Garland; and on the west and north by land formerly of A.H. Evans, containing 15 acres, more or less, and being a portion of the same premises described in a deed from Joseph L. Peabody to Hannah G. White, dated June 19, 1894, and recorded in said Registry in Volume 651, Page 173, said premises also being a portion of the premises described in a deed from Wesley C. Archer, Administrator of the Estate of Daxie Mae White, to Vernard R. Harding, dated May 19, 1965, recorded in said Registry in Volume 2013, Page 343.

Rebecca A. Cayford, Esq.  
PO Box 827, Skowhegan, ME 04976  
207-474-5928

NOT  
AN  
OFFICIAL  
COPY

NOT  
AN  
OFFICIAL  
COPY

Signed, Sealed and Delivered

In Presence of NOT

NOT

AN

~~OFFICIAL  
COPY~~

~~OFFICIAL  
COPY~~

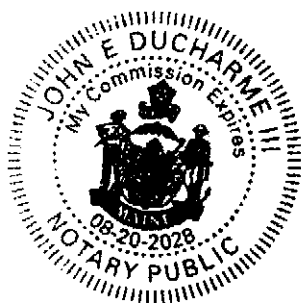
Ricky L. Holt

Cathy J. Holt

State of Maine  
Somerset, ss

January 21, 2022

Personally appeared the above named **Ricky L. Holt** and **Cathy J. Holt** and acknowledged the foregoing instrument to be their free act and deed.



John E. Ducharme, III  
~~Attorney at Law~~ Signature  
~~NOTARY PUBLIC~~

JOHN E. DUCHARME, III  
~~Attorney at Law~~ Printed  
~~NOTARY PUBLIC~~

Rebecca A. Cayford, Esq.  
PO Box 827, Skowhegan, ME 04976  
207-474-5928

Maine Real Estate Transfer Tax Paid  
SUSAN F. BULAY, REGISTER  
PENOBSCOT COUNTY MAINE E-RECORDED