

43.9 Acre Conveyance
From Rebecca A. Errington & Nancy E. Crosby
November 20, 2023

A certain lot or parcel of land, situated on the northerly side of Snowman Brook Lane, so-called, the westerly side of Lake Webb, so-called, and the easterly side of West side Road, so-called, but not adjacent to, in the Town of Weld, County of Franklin, and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at a 5/8 inch rebar, capped "Buker 2397", on the northerly side of Snowman Brook Lane, said point being North $73^{\circ} 07' 44''$ East, along a tie line, a distance of 730.48 feet from a 5/8 inch rebar on the easterly side of West Side Road;

Thence, from the Point of Beginning, North $23^{\circ} 11' 25''$ West, along remaining land of the Grantor herein, a distance of 1,144.95 feet to a 5/8 inch rebar capped "Buker 2397" on the southerly side of land now or formerly of Richard D. Hall (Book 2151, Page 307);

Thence, North $64^{\circ} 37' 22''$ East, along said land now or formerly of Hall, a distance of 1611.53 feet to a 5/8 inch rebar;

Thence, continuing, North $64^{\circ} 37' 22''$ East, along said land now or formerly of Hall, a distance of 10 feet, more or less, to Lake Webb;

Thence, in a general southerly direction, along Lake Webb, a distance of 596 feet, more or less, to a point at the northeasterly corner of land now or formerly of Travis Michael Thibeault (Book 4423, Page 257);

Thence, South $36^{\circ} 12' 30''$ West, along said land now or formerly of Thibeault, a distance of 11 feet, more or less, to a 5/8 inch rebar, said rebar being South $24^{\circ} 11' 25''$ East, along a tie line, a distance of 597.10 feet from the last described rebar;

Thence, continuing, South $36^{\circ} 12' 30''$ West, along said land now or formerly of Thibeault, a distance of 466.24 feet to a 5/8 inch rebar at the northeasterly corner of land now or formerly of Scott Pulkkinen, Avis Pulkkinen, & Katrina Connolly (Book 4521, Page 318);

Thence, South $34^{\circ} 25' 11''$ West, along said land now or formerly of Pulkkinen & Connolly, a distance of 300.22 feet to a 5/8 inch rebar, capped, "PLS 1284";

Thence, South $43^{\circ} 26' 26''$ East, along said land now or formerly of Pulkkinen & Connolly, a distance of 434.64 feet to a 5/8 inch rebar, capped, "PLS 1284" on the northerly side of Snowman Brook Lane;

Thence, continuing, South $43^{\circ} 26' 26''$ East, along said land now or formerly of Pulkkinen & Connolly, a distance of 15 feet, more or less, to the centerline of said Snowman Brook Lane;

Thence, in a general westerly and northwesterly direction, along said centerline of Snowman Brook Lane, a distance of 1,258 feet, more or less, to a point at the southeasterly corner of said remaining land of the Grantor herein;

Thence, continuing, North 23° 11' 25" West, along said remaining land of the Grantor herein, a distance of 17 feet, more or less, to the Point of Beginning, said Point of Beginning being South 76° 47' 32" East, along a tie line, a distance of 1,133.56 feet from the last described rebar.

The above-described parcel of land contains 43.9 acres, more or less.

The above-described parcel of land is subject to and benefitted by the right of way and easement of Snowman Brook Lane, being a private 33-foot-wide right of way, subject to the rights of others.

All bearings are referenced to Maine State Grid, West Zone, NAD 83 and based on a plan entitled, "Plan showing a Lot Division Survey Land of Errington & Crosby", made for Nancy E. Crosby, dated November 11, 2023, surveyed by Main-Land Development Consultants, Inc., and to be recorded.

All Book and Pages refer to the Franklin County Registry of Deeds.

Meaning and intending to convey a portion, and only a portion, of a parcel of land conveyed from Richard H. Stowell, Trustee of United Timber Corp. Liquidating Trust to Rebecca A. Errington and Nancy E. Crosby, by a deed dated March 14, 2002, and recorded in Book 2123, Page 96 on March 15, 2002.