

QUIT-CLAIM DEED WITH COVENANT

AMES FAMILY LAND COMPANY LLC, a Maine limited liability company, with a mailing address of 629 Sebec Village Road, Sebec, Piscataquis County, Maine 04481, for consideration paid, grants to **STEPHANIE L. DITTUS** and **GREGORY C. PATTERSON**, with a mailing address of 686 Fifth Street, Atco, Camden County, New Jersey, 08004, with quit-claim covenant, as joint tenants, a certain lot or parcel of land, together with any improvements, **situated in Abbot, Piscataquis County, Maine**, bounded and described as follows:

SEE ATTACHED EXHIBIT A

Meaning and intending to convey a portion of the premises contained in a deed to Grantor herein from Virginia D. Zimmerman, et als. dated November 25, 2015 and recorded in the Piscataquis County Registry of Deeds in Book 2416, Page 100.

IN WITNESS WHEREOF, Ames Family Land Company LLC has caused this instrument to be executed by Silas C. Ames, Jr., its Member/Manager, duly authorized, this 23rd day of July, 2018.

Witness:

Ames Family Land Company LLC



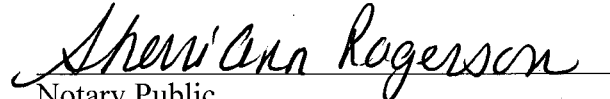
By: Silas C. Ames, Jr.
Its Member/Manager

STATE OF MAINE
PENOBSCOT, ss.

July 23, 2018

Then personally appeared the above named Silas C. Ames, Jr., Member/Manager of Ames Family Land Company LLC and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Ames Family Land Company LLC.

Before me,



Notary Public
Print Name:

SHERRI ANN ROGERSON
Notary Public, Maine
My Commission Expires September 2, 2021



4727/111 00056418

- Stephanie Dittus
Gregory Patterson
686 Fifth St.
Atco NJ 08004

ME REAL ESTATE TRANSFER
TAX PAID

EXHIBIT A

Beginning at a 5/8 inch rebar with a surveyor's cap #2533 set on or near the bank of the South Branch of the Piscataquis River, sometimes known as Kingsbury Stream, said rebar marking the most westerly corner of land now or formerly of Daniel G. Petit as recorded in the Piscataquis County Registry of Deeds in Book 2498, Page 40;

Thence South 55° 56' East along the southwesterly bound of said Petit 1,487.5 feet to an iron rod found at a corner of said Petit and a stone wall;

Thence South 15° 39' East along a stone wall 194.7 feet to a set 5/8 inch rebar with a surveyor's cap #2533 and a corner in said stone wall;

Thence South 79° 32' West and along a stone wall marking the northerly bound of land now or formerly of Bruce and Eva Priest recorded in said Registry in Book 1531, Page 88, 1,091.4 feet to a set 5/8 inch rebar with a surveyor's cap #2533;

Thence South 03° 47' East 51.0 feet to a set 5/8 inch rebar with a surveyor's cap #2533;

Thence South 79° 22' West along a blazed line and the northerly bound of land now or formerly of Margaret P. Davis Land Trust recorded in said Registry in Book 1695, Page 97, 813.0 feet to an iron rod found;

Thence North 36° 17' West along a blazed line 165.0 feet to a set 5/8 inch rebar with a surveyor's cap #2533;

Thence North 03° 08' East along a blazed line 396.0 feet to a set 5/8 inch rebar with a surveyor's cap #2533;

Thence North 45° 23' West 80.1 feet to a found maple tree set on or near the bank of the South Branch of the Piscataquis River;

Thence continuing on the same bearing to a point on the low water mark of said South Branch of the Piscataquis River;

Thence easterly, northeasterly and northerly following the low water mark of said South Branch of the Piscataquis River to a point lying North 55° 56' West of the 5/8 inch rebar with a surveyor's cap #2533 set on or near the bank of the South Branch of the Piscataquis River at the Point of Beginning;

Thence South 55° 56' East to a 5/8 inch rebar with a surveyor's cap #2533 set on or near the bank of the South Branch of the Piscataquis River and the POINT OF BEGINNING.

Containing 34.0 acres, more or less.

The above described bearings are State Plane NAD 83 Maine East based on a survey by Christopher M. Knowlton, PLS #2533 dated May 2017.

ALSO HEREBY CONVEYING to the Grantees herein, their heirs and assigns, an easement 60 feet in width as reserved in the deed from Ames Family Land Company LLC to Daniel G. Petit recorded in said Registry in Book 2498, Page 40, for all purposes of a way, including the right to construct and maintain a road and the right to construct and maintain utilities services of all types. Said easement being bounded and described as follows:

BEGINNING at a 5/8 inch rebar with a surveyor's cap #2533 set along Monument Road, said point being South 05 degrees 02 minutes West, a distance of 2.6' feet from a 5/8 inch rebar with a surveyor's cap set at the southeast corner of land of the Abbot Historical Society, as described in deed dated July 7th, 2000 and recorded in the Piscataquis County Registry of Deeds in Book 1266, Page 29;

THENCE, South 05 degrees 02 minutes West, along Monument Road, a distance of 60.5 feet to a 5/8 inch rebar with a surveyor's cap #2533 set;

THENCE, North 89 degrees 58 minutes West, a distance of 213.7 feet;

THENCE, South 63 degrees 25 minutes West, a distance of 125.7 feet;

THENCE, South 37 degrees 42 minutes West, a distance of 75.8 feet;

THENCE, South 28 degrees 35 minutes West, a distance of 174.8 feet;

THENCE, South 50 degrees 06 minutes West, a distance of 119.6 feet;

THENCE, South 67 degrees 23 minutes West, a distance of 118.6 feet;

THENCE, South 72 degrees 11 minutes West, a distance of 76.6 feet;

THENCE, South 78 degrees 43 minutes West, a distance of 129.0 feet;

THENCE, South 33 degrees 02 minutes West, a distance of 111.3 feet to a 5/8 inch rebar with a surveyor's cap #2533 set, at land retained by Ames Family Land Company, LLC;

THENCE, North 55 degrees 56 minutes West, a distance of 60.0 feet, along land of Ames Family Land Company, LLC to a 5/8 inch rebar with a surveyor's cap #2533 set;

THENCE, North 33 degrees 02 minutes East, a distance of 135.5 feet;

THENCE, North 78 degrees 43 minutes East, a distance of 150.8 feet;

THENCE, North 72 degrees 11 minutes East, a distance of 70.7 feet;

THENCE, North 67 degrees 23 minutes East, a distance of 107.0 feet;

THENCE, North 50 degrees 06 minutes East, a distance of 99.1 feet;

THENCE, North 28 degrees 35 minutes East, a distance of 168.2 feet;

THENCE, North 37 degrees 42 minutes East, a distance of 94.3 feet;

THENCE, North 63 degrees 25 minutes East, a distance of 153.6 feet;

THENCE, North 89 degrees 58 minutes East, a distance of 232.1 feet to the **Point of Beginning**.
Said easement lies +/- 30 feet on either side of the centerline of an existing gravel road.