

N O T W A R R A N T Y D E E D O F T

Michael Denis, whose mailing address is 33 Sugar Hill Road, Swanzy, NH 03446, for consideration paid, GRANTS to Michael J. deLancey and Sally G. deLancey, both with a mailing address of 3821 Amos Ridge Road, Frenchburg, KY 40322, with WARRANTY COVENANTS, as joint tenants, the land, together with any buildings and improvements thereon, situate in Springfield, Penobscot County, State of Maine, to wit:

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Being the so-called Joseph Y. Gutchell Farm in the north half of the Town of Springfield and being the same premises described as the "First Parcel" in the deed from Marguerite B. Steven to Jason M. Ham dated October 12, 1973 and recorded in the Penobscot County Registry of Deeds in Volume 2721, Page 193.

Excepting and Reserving the following described premises, consisting of two parcels of land;

Parcel One: The first excepted and reserved parcel is bounded and described as follows:

A certain lot or parcel of land situate in Springfield, Penobscot County, bounded and described as follows, viz:

Beginning at an iron pin on the north edge of the road leading from the Springfield Fair Grounds to the Osgood Road, said iron pin marking the southwest corner of the First Parcel conveyed by Marguerite B. Steven to Jason Ham by her deed dated October 12, 1973 and recorded in the Penobscot County Registry of Deeds in Volume 2721, Page 193; thence N 5° 45' E one thousand five hundred fifteen (1515) feet along a stone wall to the northwest corner of said lot; thence N 84° 30' E seven hundred eight (708) feet along a stone wall to an iron pin; thence S 8° 30' W eight hundred fifty six (856) feet along an old rail fence to an iron pin; thence S 84° E thirty two (32) feet to an iron pin; thence S 7° 45' W six hundred seventy five (675) feet along a rock wall to the north edge of said Fair Grounds Road; thence westerly along said north edge of said road six hundred eighty six (686) feet to the point of beginning.

Excepting and reserving from the above described lot a house lot bounded and described as follows:

Beginning at an iron pin set on the north edge of the road leading from the Springfield Fair Grounds to the Osgood Road, said iron pin being two hundred fifty six (256) feet easterly from the southwest corner of the above described lot; thence N 6° 30' E one hundred eighty five (185) feet to an iron pin; thence S 83° 30' E two hundred forty (240) feet to an iron pin; thence S 6° 30' W one hundred eighty five (185) feet to an iron pin set on the north edge of said road; thence westerly along said edge of said road two hundred forty (240) feet to an iron pin at the point of beginning.

Parcel Two: The second excepted and reserved parcel is bounded and described as follows:

A certain lot or parcel of land situate in Springfield, Penobscot County, Maine, bounded and described as follows, to wit:

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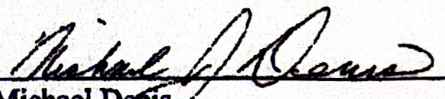
Beginning at an iron pin set on the north side of the road leading from the Springfield Fair Grounds to the Osgood Road, said iron pin being two hundred fifty-six (256) feet easterly from the southwesterly corner of the premises described in the deed of Jason M. Ham to Kevin Maxwell dated June 6, 1980 and recorded in Volume 3099, Page 29, Penobscot County Registry of Deeds; thence N 6° 30' E one hundred eighty-five (185) feet to an iron pin; thence S 83° 30' E two hundred forty (240) feet to an iron pin; thence S 6° 30' W one hundred eighty five (185) feet to an iron pin set on the north edge of said road; thence westerly along said edge of said road two hundred forty (240) feet to an iron pin at the point of beginning.

Excepting that parcel of land as conveyed to Stuart T. Clark by deed dated March 30, 2007 and recorded in the Penobscot County Registry of Deeds in Book 10900, Page 184.

Being the same premises as described in the deed from Phyllis T. Jones and Jayne R. Kill to Michael Denis, dated April 26, 2006 and recorded in Book 10425 Page 138, Penobscot County Registry of Deeds.

WITNESS my hand and seal this 14th day of April, 2017.

Signed, Sealed and Delivered
In Presence Of

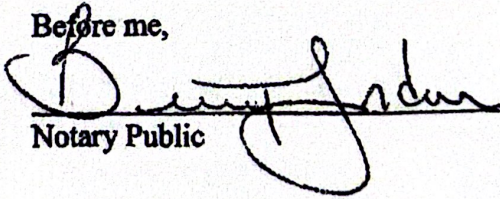

Michael Denis

STATE OF MAINE
PENOBSCOT, ss.

April 14, 2017

Personally appeared the above named Michael Denis and acknowledged the foregoing instrument to be his free act and deed.

Before me,


Notary Public

(Print Name)

