

WARRANTY DEED

MAINE WOODLAND PROPERTIES, a Maine corporation with a mailing address of P.O. Box 1039, Portland, ME 04104, for consideration paid, grants to RANDY BURKE and PATRICIA C. BURKE, with a mailing address of P.O. Box 1148, Blowing Rock, NC 28605, as joint tenants, with Warranty Covenants, a certain lot or parcel of land in Wesley, Washington County, Maine, described as follows:

Lot 18 as shown on the "Subdivision Plan of Land of Property Located on Route 9/Route 192 Wesley, Maine" prepared by SGC Engineering, LLC, approved by the Town of Wesley Planning Board on May 22, 2006, and recorded in the Washington County Registry of Deeds in Cabinet 3, Drawer 15, Pages 20 through 30, inclusive (hereinafter collectively the "Plan"). Lot 18 being shown on the portion of the Plan recorded at Pages 22 and 24. The subdivision being known as "Winding River Preserve."

EXCEPTING AND RESERVING to Maine Woodland Properties, its successors and assigns, a right of way over that portion of a 50 foot wide strip of land, centered on Road 82-05-0 as shown on the Plan, as may be located on Lot 18. Said right of way may be used by Grantor, its successors and assigns, in common with Grantees, their successors and assigns, for the purpose of providing access and utility services to Lot 17 and Lot 18 as shown on the Plan. Said rights include the right of Grantor, its successors and assigns, to enter on to the portion of the right of way located on Lot 18 with workers and equipment to construct, install, repair, maintain, and use an access road and utility services.

ALSO CONVEYING to Grantees, their successors and assigns, a right of way over that portion of a 50 foot wide right of way, centered on Road 82-05-0 as shown on the Plan, as may be located on Lot 17. Said right of way may be used by Grantee, their successors and assigns, in common with Grantor, its successors and assigns, for the purpose of providing access and utility services to Lot 17 and Lot 18 as shown on the Plan. Said rights include the right of Grantees, their successors and assigns, to enter on to the portion of the right of way located on Lot 17 with workers and equipment to construct, install, repair, maintain and use an access road and utility services. Said right of way shall be an appurtenance to Lot 18.

ALSO CONVEYING to Grantees, their successors and assigns, permission to use sand, clay and/or gravel located on Lot 18 for non-commercial purposes of constructing and maintaining roads now existing or hereinafter constructed on said premises, all pursuant to and subject to the conditions set forth in a Permit to Use Sand, Clay and Gravel from International Paper Company to Orland Dwellley & Son, Inc. dated May 20, 2004, recorded in the Washington County Registry of Deeds in Book 2882, Page 116.

TRANSFER TAX PAID

ALSO CONVEYING to Grantees, their successors and assigns, as an appurtenance to Lot 18, a 4/68^{ths} undivided and in common interest in and to the parcel of land shown on the Plan as the easterly "Machias River Project Conservation Easement" area, said parcel being bounded on the north by Route 9; on the west by Lot 14, lands now or formerly owned by Donald J. Schuiteman et ux., Kenneth Galloway et ux., Roy A. Turner et ux., Richard A. Carlow, William R. Guptil and Carol Guptil, Lot 1, Lot 2, Lot 3, Lot 4, and Lot 5; on the south by land now or formerly owned by William R. Guptil; on the east by the land now or formerly owned by Wagner Timber, Lot 16, Lot 15, land now or formerly owned by Ronald L. Hawkins and Lynn E. Hawkins, and land now or formerly owned by Ivan W. Hawkins and Camille F. Hawkins.

ALSO conveying to Grantees, their successors and assigns, as an appurtenance to Lot 18, a 4/72^{nds} undivided and in common interest in and to the parcel of land shown on the Plan as the westerly "Machias River Project Conservation Easement" area, said parcel being bounded on the east by Lot 2, Lot 3, Lot 4, Lot 5, Lot 6, Lot 7, Lot 8, Lot 9 and Lot 10; on the south by the Town of Wesley/Town of Northfield town line; on the west by Lot 11 and the westerly line of the Town of Wesley; and on the north by Lot 2.

EXCEPTING AND RESERVING from the two above described Conservation Easement parcels all so-called meadow lots of record and the appurtenant rights thereto, including but not limited to the following:

1. Meadow lot conveyed to Ellis S. Coffin by deed recorded in the Washington County Registry of Deeds in Book 106, Page 17.
2. Meadow lot conveyed to Samuel Day by deed recorded in said Registry of Deeds in Book 114, Page 202.
3. Meadow lot conveyed to Elizabeth A.R. Spaulding by deed recorded in said Registry of Deeds in Book 147, Page 449.
4. Meadow lot mentioned in indenture between John H. and Granville C. Gray recorded in said Registry of Deeds in Book 124, Page 506.
5. Meadow lot conveyed to John H. and Granville C. Gray by deed recorded in said Registry of Deeds in Book 125, Page 251.
6. Meadow lots conveyed to James Bernard by deed recorded in said Registry of Deeds in Book 135, Page 147.
7. Meadow in Dudley Brook and meadow in Longfellow Brook conveyed to Elizabeth H. Quimby by deed recorded in said Registry of Deeds in Book 175, Page 220.

8. Meadow lot conveyed to Allen B. Hayward by deed recorded in said Registry of Deeds in Book 236, Page 252.
9. Meadow lot now or formerly owned by Cyrus Rollins on so-called Old Stream.
10. Meadow lot conveyed to Paul S. Fallow by deed recorded in said Registry of Deeds in Book 2461, Page 217.
11. Meadow lot conveyed to Patrick Sullivan by deed recorded in said Registry of Deeds in Book 4776, Page 383.
12. Meadow lot conveyed to Victor M. Smith by deed recorded in said Registry of Deeds in Book 342, Page 117.
13. Recreational cabin and site lease granted by S.P. Forests, LLC to Randolph B. Sawyer dated May 1, 2004 (Note: Lease apparently not recorded; reference may be had to S.P. Forests, LLC License No. ME-0901384).

ALSO conveying to Grantees, their successors and assigns, as an appurtenance to Lot 18, the following non-exclusive easements to provide access to the two Conservation Easement parcels described above:

1. A 66 foot wide right of way centered on and over existing Road 09-99-0 and Road 83-04-0, to be referred to as Winding River Preserve Road. Said road extends southwesterly, southerly and southeasterly from Route 9 over Lot 12, land now or formerly of S.P. Forests, LLC, Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, Lot 6, Lot 7, Lot 8, Lot 9, and Lot 10.
2. A 66 foot wide right of way centered on and over existing Road 83-04-8, and its branches to the northwest and southwest, located on Lot 5 and Lot 6 for access to the westerly Conservation Easement parcel.
3. A 66 foot wide right of way centered on and over existing Road 83-04-7 located on Lot 5 for access to the easterly Conservation Easement parcel.

ALSO conveying to Grantees, their successors and assigns, in common with Grantor and with other lot owners, a non-exclusive easement to remove gravel from an existing gravel pit located on Lot 6 on the southerly side of Road 83-04-6 and the northerly side of Lot 7 for the sole purpose of maintaining the existing private ways known as Winding River Preserve Road, Old Stream Road, and New Stream Road as contemplated by the provisions of the Private Way Maintenance Agreement of recent date by and between Grantor and Grantees, to be recorded in the Washington County Registry of Deeds.

LOT 18 IS CONVEYED SUBJECT TO THE FOLLOWING:

1. Conditions, restrictions, and notations set forth on the Plan.
2. Mineral reservation reserved by International Paper Company in its deed to IP Maine Forests L.L.C., dated March 12, 2001, recorded in the Washington County Registry of Deeds in Book 2497, Page 83.
3. Easement from Maine Woodland Properties to the Town of Wesley dated June 27, 2006, recorded in the Washington County Registry of Deeds in Book 3199, Page 78.
4. Any legal rights of others to use existing Road 82-05-0.
5. Terms, conditions, and obligations contained in a Private Way Maintenance Agreement between Grantor and Grantees of recent date, to be recorded in the Washington County Registry of Deeds.
6. Restriction that Lot 18 may not be divided into more than four total lots. Any dividing of Lot 18 shall be subject to the prior receipt of all necessary governmental approvals, including but not limited to approval from the Town of Wesley Planning Board. Any conveyance of the lot conveyed hereby, or any portion thereof, shall also include the conveyance of a proportionate, undivided, and in common interest in the Conservation Easement parcels as an appurtenance to the conveyed lot. Each lot created from Lot 18 shall be subject to the Private Way Maintenance Agreement and the annual assessment called for in said Agreement.
7. Any sand, clay and/or gravel on Lot 18 may not be sold or used for commercial purposes, but may be used for the construction and maintenance of existing or hereinafter constructed roads on the Lot.
8. Effect, if any, of a right of way reserved in a deed from George Walker to Asa T. McRae, dated October 8, 1883, recorded in said Registry of Deeds in Book 163, Page 472.
9. Any conditions, restrictions, reservations or easements in the deed from Hearst Corporation to Champion International Corporation, dated October 6, 1995, recorded in said Registry of Deeds in Book 2033, Page 1.
10. Right of way terms and conditions of use concerning the granted right of way in T31MD (Road 09-99-0) as set forth in the deed from SP Forest L.L.C. to Orland Dwelley & Son, Inc., recorded in said Registry of Deeds in Book 2882, Page 97.

11. Any timber harvesting on Lot 18 is subject to the option to purchase timber as set forth in the Pulpwood Timber Purchase Option between Orland Dwelley & Son, Inc. and International Paper Company recorded in said Registry of Deeds in Book 2882, Page 122.

12. Effect, if any, of Stud Mill Corridor Easement from SP Forests L.L.C. and International Paper Company to Echo Easement Corridor, LLC recorded in said Registry of Deeds in Book 2886, Page 281.

13. Title to that portion of Lot 18 lying under the westerly half of Route 192.

CONSERVATION EASEMENT PARCELS ARE CONVEYED SUBJECT TO THE FOLLOWING:

1. Conservation Easement, including its terms and conditions therein, from SP Forests L.L.C. and International Paper Company to the State of Maine, acting by and through its Maine Atlantic Salmon Commission, dated September 19, 2003, recorded in said Registry of Deeds in Book 2830, Page 72.

2. Timber Deed from SP Forest L.L.C. to State of Maine, acting by and through its Maine Atlantic Salmon Commission, dated December 19, 2003, recorded in said Registry of Deeds in Book 2830, Page 224.

3. Deed from SP Forests L.L.C. to Orland Dwelley & Son, Inc., recorded in said Registry of Deeds in Book 2882, Page 97, contains the following restrictions:

"Any portion of the premises subject to said Conservation Easement may not be divided or subdivided by any sale, resale, conveyance, lease, plotting, or otherwise and may only be sold together in their entirety, whether or not said portions are contiguous or non-contiguous."

Being a portion of the premises conveyed by Orland Dwelley & Son, Inc. to Maine Woodland Properties by deed dated June 7, 2006, recorded in the Washington County Registry of Deeds in Volume 3152, Page 207, and re-recorded in said Registry of Deeds in Book 3204, Page 336(with omitted exhibits).

IN WITNESS WHEREOF, Maine Woodland Properties has caused this deed to be duly executed on its behalf this 24 day of November, 2006.

MAINE WOODLAND PROPERTIES

Jean B. Mountain
Witness

By: Susan Girouard
Name: Susan Girouard
Title: Vice President

STATE OF MAINE

Cumberland County, ss.

November 21, 2006

Then personally appeared the above named Susan Girouard and acknowledged the foregoing instrument to be her free act and deed in her stated capacity and the free act and deed of said corporation.

Before me,

[Signature]
Notary Public
Printed Name: John Jamieson

SEAL

JOHN A. JAMIESON
Notary Public, Maine
My Commission Expires January 19, 2013

Received
Recorded Register of Deeds
Dec 11, 2006 12:27:30P
Washington County
Sharon D. Strout

RELEASE DEED

DLN: _____

RANDY BURKE and PATRICIA C. BURKE, both of Blowing Rock, Watauga County, North Carolina; and EUGENE M. Burke, of Hansford, Kanawha County, West Virginia, grant to MAINE WOODLAND PROPERTIES, a Maine corporation with a place of business in Portland, Cumberland County, Maine, our fractional interest in certain lots or parcels of land known as the "Machias River Project Conservation Easement" areas appurtenant to Lot 18 and appurtenant to Lot 17 as shown on the Subdivision Plan of land located on Route 9/Route 192 in Wesley, Maine prepared for Maine Woodland Properties, recorded in the Washington County Registry of Deeds in Cabinet 2, Drawer 15, Pages 20 through 30 and situate in Wesley, Washington County, Maine, more particularly bounded and described as follows, to wit:

All such fractional undivided and in common interests in and to the parcels of land shown on said Plan as the easterly "Machias River Project Conservation Easement" area and as the westerly "Machias River Project Conservation Easement" area previously conveyed by the Grantee to the Grantor(s) herein by deeds dated November 21, 2006 and recorded in the Washington County Registry of Deeds at Book 3226, Page 30 and at Book 3226, Page 39.

RESERVING to the Grantor(s) herein, however, the following non-exclusive easements to provide access to the two Conservation Easement parcels described above:

1. A 66-foot wide right of way centered on and over existing Road 09-99-0 and Road 83-04-0, referred to as Winding River Preserve Road. Said road extends southwesterly, southerly and southeasterly from Route 9 over Lot 12, land now or formerly of S.P. Forests, LLC, Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, Lot 6, Lot 7, Lot 8, Lot 9 and Lot 10.
2. A 66-foot wide right of way centered on and over existing Road 83-04-8, and its branches to the northwest and southwest, located on Lot 5 and Lot 6 for access to the westerly Conservation Easement parcel.
3. A 66-foot wide right of way centered on and over existing Road 83-04-7 located on Lot 5 for access to the easterly Conservation Easement parcel.

All numbered Lots and the Conservation Easement parcels referenced above are shown on the Subdivision Plan of land located on Route 9/Route 192 in Wesley, Maine prepared for Maine Woodland Properties, recorded in the Washington County Registry of Deeds in Cabinet 2, Drawer 15, Pages 20 through 30.

NO TRANSFER TAX PAID

For Grantor(s)' source of title, reference may be had to the deed from Maine Woodland Properties to Randy Burke and Patricia C. Burke, dated November 21, 2006 and recorded in the Washington County Registry of Deeds at Book 3226, Page 30 as to Lot 18 and to the deed from Maine Woodland Properties to Randy Burke and Patricia C. Burke, dated November 21, 2006 and recorded in the Washington County Registry of Deeds at Book 3226, Page 39 as to Lot 17. Eugene M. Burke joins in this deed as the current holder of the mortgage dated November 6, 2009 and recorded in the Washington County Registry of Deeds at Book 3589, Page 41.

WITNESS our hands this 14 day of September, 2020.

SIGNED AND DELIVERED
IN PRESENCE OF:

Dawn Reynolds

Randy Burke

Dawn Reynolds

Patricia C. Burke

Eugene M. Burke

STATE OF NORTH CAROLINA

Watauga, ss.

9-11, 2020

Personally appeared the above-named Randy Burke and Patricia C. Burke and acknowledged the foregoing instrument to be their free act and deed.

SEAL

Before me,

Dawn Reynolds
Notary Public/Attorney at Law
Printed name as signed:

Dawn Reynolds
Commission expires: 10-22-22