BOOK 6453 PG 318 # 2023004698
06/09/2023 01:12:10 PM
MELISSA L. RICHARDSON, REGISTER
AROOSTOOK COUNTY, ME SOUTH
E-RECORDED
Maine Real Estate Transfer Tax Paid

WARRANTY DEED
(Joint Tenancy)

KNOW ALL MEN BY THESE PRESENTS,

That ROBERT GOUGH with a mailing address of P.O. Box 403, Mapleton, ME 04757, (GRANTOR) in consideration of one dollar and other valuable considerations, paid by BRIAN S. MCCULLY AND SAVANNAH D. MCCULLY with a mailing address of 8123 Retreat Lane, Indianapolis, IN 46259, (GRANTEES) the receipt whereof is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said Grantees, *as joint tenants and not as tenants in common,* and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, all that certain lot, piece or parcel of land, together with all improvements located thereon, situate in the Town of Mars Hill, County of Aroostook and State of Maine, being more particularly described as follows, to wit:

PARCEL ONE

A CERTAIN PARCEL of land located in the Town of Mars Hill, County of Aroostook and State of Maine, bounded and described as follows, to wit:

COMMENCING at an iron pipe set in the ground on the west line of land conveyed to High Meadow Realty Trust by Warranty Deed of Joanna R. Staples dated August 4, 2000 and recorded in the Southern District Aroostook Registry of Deeds in Volume 3422 at Page 200; thence west northwesterly a distance of 726 feet to an iron pin set; thence north 70 degrees west a distance of 920 feet, more or less, to the northwest corner of land conveyed to said High Meadow Realty Trust by Deed of the Inhabitants of the Town of Mars Hill dated July 11, 2000 and recorded in said Registry of Deeds in Volume 3419 at Page 282; thence south 20 degrees west a distance of 420 feet, more or less, to a wood post set; thence continuing south 20 degrees west a distance of 720 feet, more or less, to a wooden post set; thence south 70 degrees east a distance of 1640 feet, more or less, to the southwest corner of said former Staples lot; thence north 20 degrees east and along said Staples west line 1032 feet, more or less, to an iron pipe and point of beginning; containing 46 acres, more or less.

EXCEPTING AND RESERVING, however, a right of way over the gravel road as it now exists, which runs form the Mahan Road, so-called, in a general easterly direction to the west line of land conveyed to High Meadow Realty Trust by deed of Joanna Staples dated August 4, 2000, and recorded in the Southern District Aroostook Registry of Deeds in Volume 3422 at Page 200.

Meaning and intending hereby to convey all and the same premises as were conveyed to Robert Gough given by Michael Peter Toepel and Joan Ritchie Toepel, as Trustees of the MJ Toepel Revocable Trust Agreement dated October 17, 2019 by Warranty Deed dated May 10, 2021, recorded in Book 6165, Page 259, Southern District Aroostook Registry of Deeds.

PARCEL TWO

A CERTAIN PARCEL OF LAND together with buildings thereon, if any, located in the Town of Mars Hill, in the County of Aroostook and State of Maine, bounded and described as follows, to wit:

COMMENCING at a post set in the ground on the United States/Canada boundary, said point marking the intersection of the south line of Lot 22 in said Mars Hill with said boundary; thence north 20 degrees east 2400 feet, more or less, to the northeast corner of land conveyed by Joanna R. Staples to High Meadow Realty Trust by Deed dated August 2, 2000, and recorded in the Southern District Aroostook Registry of Deeds in Volume 3422, at Page 200; thence north 70 degrees west 880 feet, more or less, to the northwest corner of said former Staples lot; thence south 20 degrees west 1360 feet to an iron post set in the ground; thence continuing south 20 degrees west 1040 feet, more or less, to a point on the said south line of Lot Number 22; thence south 70 degrees east, and along the south line of said Lot Number 22, 880 feet, more or less, to POINT OF BEGINNING; containing 48 acres, more or less.

ALSO GRANTING a right of way over the gravel road as it now exists, which runs from the Mahan Road, so-called, in a general easterly direction to the west line of land herein conveyed.

TOGETHER WITH and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Meaning and intending hereby to convey all and the same premises as were conveyed to Robert Gough given by Michael Peter Toepel and Joan Ritchie Toepel, as Trustees of the MJ Toepel Revocable Trust Agreement dated October 17, 2019, by Warranty Deed dated January 24, 2022 recorded in Book 6281, Page 302, Southern District Aroostook Registry of Deeds.

In Witness Whereof, ROBERT GOUGH has signed this instrument this 6th day of June, 2023.

Signed, Sealed and Delivered

in presence of

WITNESS

GRANTOR - ROBERT GOUGH

STATE OF MAINE,
AROOSTOOK, ss:

June 6, 2023

Personally appeared the above named ROBERT GOUGH and acknowledged the above instrument to be his free act and deed.

Before me,

Sharon R. Chamberland
NOTARY PUBLIC

TYPE OR PRINT NAME

MY COMMISSION EXPIRES

NST File No. RE-23-189 (AO)

SHARON R. CHAMBERLAND
Notary Public - Maine
My Commission Expires
March 19, 2028