

WARRANTY DEED

FRANCIS E. McKEAN of P.O. Box 815, Machias, Washington County, Maine 04654,
for consideration paid,

grants to ANDREW M. MULHOLLAND and DANA M. LANG of HCR 71, Box 6, Machias,
Washington County, Maine 04654,

with warranty covenants, as joint tenants with rights of survivorship and not as tenants in
common,

A certain lot or parcel of land situated in Machias, Washington County, Maine, bounded and
described as follows, to wit:

Beginning at an iron pipe located on the northerly line of land now or formerly of Rebecca
Irving, said iron pipe marking the southwest corner of a certain parcel of land conveyed by
Robert A. Ramsdell to Ruth A. Thomas and Russell S. Thomas by deed dated November 21,
1988 and recorded in the Washington County Registry of Deeds Book 1548, Page 310; thence
running North thirteen degrees thirty-five minutes eight seconds West (N 13° 35' 8" W) by and
along the westerly boundary line of said land of Ruth A. Thomas and Russell S. Thomas for a
distance of four hundred seven and eighty-five hundredths (407.85) feet to an iron rod marking
the northwest corner of said Thomas lot, said iron rod also marking the southwest corner of the
parcel of land conveyed by Robert A. Ramsdell to Sherry A. Tarr by deed dated November 27,
1987 and recorded in the Washington County Registry of Deeds Book 1483, Page 114; thence
running North twenty degrees seven minutes thirty-six seconds West (N 20° 7' 36" W) by and
along the westerly line of said Tarr lot for a distance of one hundred seventy (170) feet to an iron
rod marking the Northwest corner of said Tarr lot; thence turning and running South sixty-nine
degrees fifty-two minutes twenty-four seconds West (S 69° 52' 24" W) for a distance of nine
hundred six and seventy-four hundredths (906.74) feet to an iron rod; thence running South four
degrees thirty-two minutes forty-six seconds East (S 4° 32' 46" E), following a blazed and
painted line for a distance of three hundred eighty-four and eighty-five hundredths (384.85) feet
to an iron rod located at northerly line of land now or formerly of the Maine Central Railroad;
thence turning and running South sixty-nine degrees nine minutes twenty-nine seconds East (S
69° 9' 29" E), by and along the northern line of said land now or formerly of the Maine Central
Railroad, for a distance of one hundred seventy-six and twenty-eight hundredths (176.28) feet to
an iron rod; thence running North seventy-five degrees fifty-nine minutes sixteen seconds East
(N 75° 59' 16" E), following the northerly line of land now or formerly of Rebecca Irving, for a
distance of eight hundred thirty-five and sixty-one hundredths (835.61) feet to an iron pipe
marking the point of beginning; containing eleven and three-tenths (11.3) acres, more or less.

This conveyance does not include a right-of-way or any other easement of any type over the
adjoining parcel of land which is retained by the Grantor herein following this conveyance.

For title, reference may be had to deed from Francis E. McKean to Teresa M. Steller and Peggy
J. Reidy dated June 19, 1989 and recorded in the Washington County Registry of Deeds Book
1582, Page 116. Further Reference may be had to Deed of Distribution from Tracy L. Plante,
Personal Representative of the Estate of Teresa M. Steller, to Robert H. Steller, Travis W.
Fickett, and Tracy L. Plante dated May 4, 2005 and recorded in said Registry of Deeds Book
3009, Page 70, to deed from Robert H. Steller to Francis E. McKean dated May 9, 2005 and
recorded in said Registry of Deeds Book 3009, Page 72, to deed from Tracy L. Plante and Travis
W. Fickett to Francis E. McKean dated May 4, 2005 and recorded in said Registry of Deeds
Book 3009, Page 74, and to deed from Peggy NeSmith, formerly Peggy J. Reidy, to Francis E.
McKean dated April 21, 2005 and recorded in the Washington County Registry of Deeds Book
3009, Page 76.

Lyman L. Holmes - Attorney at Law - P.O. Box 123, Machias, Maine 04654

TRANSFER TAX PAID

Doc# 5787
Bk# 3012 Pg# 276

Witness my hand and seal this 27 day of May, A.D. 2005.

Francis McKean
FRANCIS E. McKEAN

STATE OF MAINE
Washington, ss.

May 27, 2005

Then personally appeared the above named FRANCIS E. McKEAN and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Michael L. Murphy
Notary Public
My commission expires:
MICHAEL L. MURPHY
Notary Public, Maine
My Commission Expires January 23, 2010

Typed or printed name of Notary

Received
Recorded Register of Deeds
May 27, 2005 03:20:11P
Washington County
Sharon D. Strout

WARRANTY DEED

DLN: 1001840040853

ANDREW M. MULHOLLAND, of 36 Mulholland Lane, Machias, ME 04654,

for consideration paid,

grants to ANDREW M. MULHOLLAND and DANA M. LANG, husband and wife, whose mailing address is 36 Mulholland Lane, Machias, ME 04654, with WARRANTY COVENANTS, as joint tenants,

A certain lot or parcel of land with improvements thereon, situated in Machias, in the County of Washington, State of Maine and bounded and described as follows, to wit:

Beginning at a 1" rebar found at the southwesterly corner of land now or formerly of Falin Robinson, as described in a deed dated January 28, 2010 and recorded in Book 3606, Page 141, and at the northwesterly corner of property conveyed by Kenneth R. Dudley and Stella M. Wood to Andrew M. Mulholland, under the name of Andrew Mulholland, in a deed dated May 7, 2003, and recorded in Book 2740, Page 140, and in a Corrective Deed from Kenneth R. Dudley to Andrew M. Mulholland dated July 12, 2004 and recorded in Book 2899, Page 286, said rebar being located approximately 167' from the northwesterly corner of said Robinson;

Thence S 35°28' E, a distance of 409', along the easterly sideline of land of Andrew M. Mulholland and Dana M. Lang, as described in a deed dated May 27, 2005 and recorded in Book 3012, Page 275, to the northerly line now or formerly of Rebecca Irving;

Thence N 55°25' E, along the northerly line of land now or formerly of Irving, a distance of 90' to a 1" pipe found along the southwesterly line now or formerly of Davis;

Thence N 34°09' W, along the southwesterly line of said land of Davis, a distance of 26', to a 1" bolt found near the base of a large apple tree at the northwesterly corner now or formerly of Davis;

Thence N 57°37' E, along the northerly line of Davis, a distance of 84' to a ¾" pipe found at the southwesterly corner of land now or formerly of Dana McEacharn, as described in a deed dated April 21, 1977 and recorded in Book 964, Page 60.

Thence N 34°18' W, along the southwesterly line of McEacharn, a distance of 200' to a ½" rebar found;

Thence S 20°57' W, a distance of 52' to a 5/8" rebar set;

Thence N 42°39' W a distance of 141' to a second 5/8" rebar set;

Thence N 52°34' E distance of 33';

Thence N 45°19' W a distance of 85' to a third 5/8" rebar set;

Thence, continuing N 45°19' W a distance of 8' to the southerly line of said land of Robinson;

NO TRANSFER TAX PAID

The last five calls are along a newly established division line between lands now of Andrew M. Mulholland being conveyed to Andrew M. Mulholland and Dana M. Lang herein, and land to be conveyed to West Falls Holdings, LLC by deed of recent date to be recorded.

Thence, S 48°33' W, along the southerly line of said land of Robinson, to the first mentioned 1/2" rebar and the Point of Beginning.

Also conveying the rights of way and easements to be used in common with the grantor herein, his heirs and assigns, described in the Right of Way and Easement from Andrew M. Mulholland to Andrew M. Mulholland and Dana M. Lang dated December 15, 2016 and recorded in Book 4320, Page 270.

Also conveying a 33' wide appurtenant right of way from Route 192 to the above described property, centered on the existing (2018) asphalt and gravel driveway on land of Andrew M. Mulholland, to be conveyed to West Falls Holdings, LLC. This right of way includes, but is not limited to, the right of ingress and egress, the right to maintain and improve the roadbed and surface, the right to install and maintain utilities, and the right to remove snow.

Also conveying an easement for all utility lines and poles along the southerly portion of land now of Andrew M. Mulholland, to be conveyed to West Falls Holdings, LLC, for the benefit of those remaining lands of Andrew M. Mulholland and Dana M. Lang.

All book and page numbers refer to the Washington County Registry of Deeds.

All 5/8" rebars set with aluminum surveyors caps stamped "West Falls Surveying – PLS 2497".

Bearings refer to Grid North, NAD83, Maine East Zone 1801, based on the MDOT VRS Network.

Also granting all rights, easements, privileges and appurtenances now belonging to the granted estate as intended by Title 33 M.R.S. Section 773.

Subject to the Right of Way and Easement conveyed by Andrew M. Mulholland to Andrew M. Mulholland and Dana M. Lang dated December 15, 2016 and recorded in Book 4320, Page 270 of said Registry.

Subject to and together with the benefit of the Customer-Owned and/or Constructed Line Extension Contract between Andrew M. Mulholland and Emera Maine dated January 13, 2014 and recorded in Book 4049, Page 249 of said Registry.

For source of title, see deeds from Kenneth R. Dudley and Stella M. Wood to the Grantor herein, Andrew M. Mulholland, under the name of Andrew Mulholland, dated May 7, 2003 and recorded in Book 2740, Page 140, and Corrective Deed from Kenneth R. Dudley to the Grantor herein, Andrew M. Mulholland, dated July 12, 2004 and recorded in Book 2899, Page 286 of said Registry.

WITNESS my hand and seal this 17 day of December, 2018.

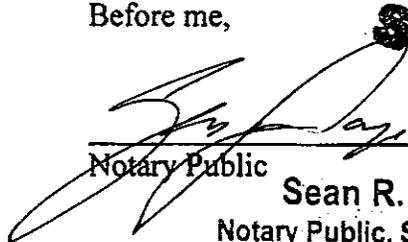

Witness


ANDREW M. MULHOLLAND

STATE OF MAINE
Washington, ss

On this 17 day of December, 2018, personally appeared the above named ANDREW M. MULHOLLAND and acknowledged the foregoing instrument to be his free act and deed.

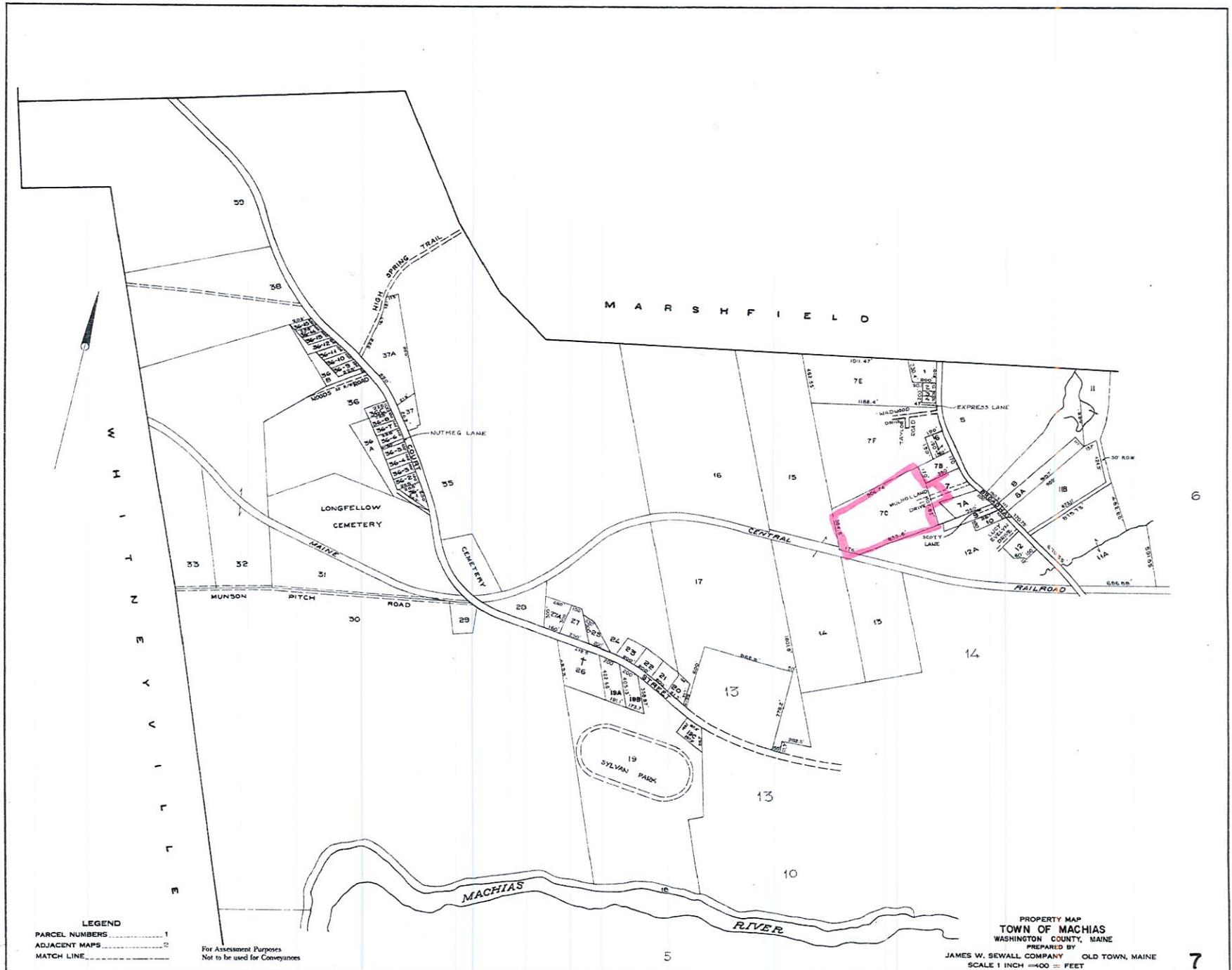
Before me,


Notary Public **Sean R. Daye**
Notary Public, State of Maine
My Commission Expires: April 11, 2021

SEAL

Type/Print name of Notary Public
My Commission Expires: _____

Received
Recorded Register of Deeds
Dec 19, 2018 02:50:40P
Washington County
Sharon D. Strout



LEGEND
 PARCEL NUMBERS 1
 ADJACENT MAPS 2
 MATCH LINE 3

For Assessment Purposes
 Not to be used for Conveyances

PROPERTY MAP
TOWN OF MACHIAS
 WASHINGTON COUNTY, MAINE
 PREPARED BY
 JAMES W. SEWALL, COMPANY OLD TOWN, MAINE
 SCALE 1 INCH = 400 FEET