

**QUITCLAIM DEED WITH COVENANT**

(DLN: 1002240208981 )

**MAINE LAND, INC.**, a Maine corporation, with a mailing address of P.O. Box 127, Lincoln, Maine, 04457, for consideration paid, grants to **MARVIN R. BODDEN**, with a mailing address of 57 Forest Avenue, Everett, Massachusetts, 02149, with quitclaim covenant, the land, together with any improvements thereon, in **Ashland, Aroostook County, Maine**, bounded and described as follows:

**SEE EXHIBIT A ATTACHED HERETO**

**GRANTEE ACKNOWLEDGES THAT THE LAND CONVEYED HEREIN IS TAXED UNDER THE PROVISIONS OF THE TREE GROWTH TAX LAW PURSUANT TO TITLE 36, M.R.S. § 571 ET SEQ. GRANTEE, AS PART CONSIDERATION FOR THIS CONVEYANCE, BY ACCEPTANCE OF THIS DEED, COVENANTS AND AGREES TO TAKE ALL STEPS NECESSARY TO QUALIFY THE PROPERTY FOR TREE GROWTH TAX STATUS OR TO PAY ANY AND ALL PENALTIES IMPOSED BY THE TAXING AUTHORITY UPON WITHDRAWAL OF ANY PORTION OF THE PROPERTY FROM TREE GROWTH TAX STATUS, SAID PAYMENT TO BE MADE TO THE TAXING AUTHORITY BEFORE OR AT THE TIME OF WITHDRAWAL.**

This deed shall be construed according to the laws of the State of Maine.

IN WITNESS WHEREOF, Maine Land, Inc., has caused this instrument to be executed by Brian S. Souers, its President, hereunto duly authorized this 29<sup>th</sup> day of August, 2022.

MAINE LAND, INC.

By:



**BRIAN S. SOUERS**  
Its President

\_\_\_\_\_  
Witness

STATE OF MAINE  
COUNTY OF PENOBSCOT

August 29, 2022

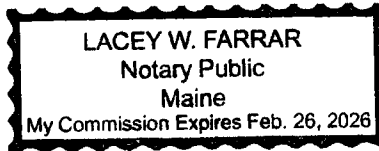
Personally appeared the above named Brian S. Souers, President of Maine Land, Inc., and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Corporation.

Before me,

Lacey W. Farrar  
Notary Public

Lacey W. Farrar  
(Print Name)

Commission expires: Aug. 29, 2022



**EXHIBIT A**

Being a certain lot or parcel of land situated on the southerly side of Fenderson Road and being a part of Original Lot 93, Lot 94, Lot 95, Lot 96, Lot 97 and Lot 98, Township 11, Range 5 now Ashland, Aroostook County, Maine and being further bounded and described as follows, to wit:

- 1) Beginning on the southerly side of Fenderson Road at a steel pin found at the northwesterly corner of land of Joel Robert Martin and Tiffany Ann Martin as recorded in Book 6174, Page 295 of the Southern Aroostook County Registry of Deeds, said steel pin is shown as plan point (A) on a plan of survey entitled, "Boundary Survey to Redefine the Boundaries Between the Wooded Land owned by Maine Land, Inc. and the Cultivated Fields owned by Northern Maine Farms, LLC being A Part of Lot 93, Lot 96 and Lot 97, Township 11, Range 5 in Ashland, Aroostook County, Maine" as surveyed by Blackstone Land Surveying, P.A. as recorded in Plan Book 2022, Page 8 of the Southern Aroostook County Registry of Deeds, and is also shown as plan point (9) on a plan of survey entitled, "Boundary Survey to Redefine the Boundaries Between the Wooded Land owned by Maine Land, Inc. and the Cultivated Fields owned by Northern Maine Farms, LLC and Land to be conveyed by Maine Land, Inc. to Joel Martin and being A Part of Lots 94, 95 and 98, Township 11, Range 5 in Ashland, Aroostook County, Maine" as surveyed by Blackstone Land Surveying, P.A. and recorded in Plan Book 2021, Page 7 of the Southern Aroostook County Registry of Deeds;
- 2) Thence South  $04^{\circ} 56'$  West, along the land of Martin, 1,063.8 feet to plan point (B), an iron pipe found;
- 3) Thence North  $87^{\circ} 07'$  East, along the land of Martin, 1,071.9 feet to plan point (C), an iron pipe found on the westerly line of land of Northern Maine Farms, LLC as recorded in Book 6170, Page 261 of the Southern Aroostook County Registry of Deeds;
- 4) Thence South  $20^{\circ} 28'$  East, along the land of Northern Maine Farms, LLC, 1,079.2 feet to plan point (D), an iron pipe found;
- 5) Thence North  $84^{\circ} 41'$  East, along the land of Northern Maine Farms, LLC, 1,059.3 feet to plan point (E), an iron pipe found;
- 6) Thence North  $08^{\circ} 42'$  West, along the land of Northern Maine Farms, LLC, 593.9 feet to plan point (F), a steel pin found;
- 7) Thence North  $35^{\circ} 55'$  East, along the land of Northern Maine Farms, LLC, 1,166.8 feet to plan point (G), an iron pipe found on the easterly line of Original Lot 95 and the land of Ronald R. Rushinal as recorded in Book 2637, Page 130 of the Southern Aroostook County Registry of Deeds;

- 8) Thence southerly, along the easterly line of Original Lot 95 and Lot 98, 2,966 feet, more or less, to plan point (S) at the southeasterly corner of Original Lot 98 and the land of Aroostook Timberlands, LLC as recorded in Book 4150, Page 43 of the Southern Aroostook County Registry of Deeds, "Webber/Irving Tract";
- 9) Thence westerly, along the southerly line of Original Lot 98, Lot 97 and Lot 96 and the northerly line of land of Aroostook Timberlands, LLC and land of Mark O. Howes and Katrin M. Howes as recorded in Book 5294, Page 322 of the Southern Aroostook County Registry of Deeds, 8,100 feet, more or less, to plan point (R) and being the southeasterly corner of land of Steven Pudlo as recorded in Book 5760, Page 71 of the Southern Aroostook County Registry of Deeds (an iron pipe was set at this corner in September 1987 as shown on a plan of survey entitled, "Standard Boundary Survey, Property of Paul Fleming and Myrna Faye Fleming being The South Part of Lot 35 in Ashland, Maine" as recorded in Plan Book 37, Page 96-B of the Southern Aroostook County Registry of Deeds);
- 10) Thence northerly, along the westerly line of Original Lot 96 and the easterly line of land of Pudlo and also the land of Myron L. Howes and Isaac Howes as recorded in Book 5098, Page 92 of the Southern Aroostook County Registry of Deeds, 1,862 feet, more or less, to plan point (8), an iron pipe or steel pin set at the southwesterly corner of land of Northern Maine Farms, LLC, as recorded in Book 6304, Page 50 of the Southern Aroostook County Registry of Deeds;
- 11) Thence South 42° 58' East, along the land of Northern Maine Farms, LLC, 969.4 feet to plan point (7), an iron pipe or steel pin set;
- 12) Thence South 82° 41' East, along the land of Northern Maine Farms, LLC, 447.3 feet to plan point (6), an iron pipe or steel pin set;
- 13) Thence South 51° 37' East, along the land of Northern Maine Farms, LLC, 1,177.8 feet to plan point (5), an iron pipe or steel pin set;
- 14) Thence North 83° 59' East, along the land of Northern Maine Farms, LLC, 1,169.4 feet to plan point (4), an iron pipe or steel pin set;
- 15) Thence North 11° 11' East, along the land of Northern Maine Farms, LLC, 338.1 feet to plan point (3), an iron pipe or steel pin set;
- 16) Thence North 19° 20' West, along the land of Northern Maine Farms, LLC, 2,830.9 feet to plan point (2), a 1-inch steel pin found bent and buried on the southerly line of Fenderson Road;

17) Thence North 89° 04' East, along the southerly line of Fenderson Road, 2,750.5 feet to plan point (A) the point of beginning.

The above described lot contains 370 acres, more or less

All iron pipes set or found are 1-inch by 36-inch black iron pipe set 2 - 2 1/2 feet into the ground with a yellow plastic identification cap #1219 affixed to the top and all steel pins set or found are 5/8-inch by 30-inch smooth steel pin set 2 feet into the ground, unless otherwise noted.

Bearings and distances are from the plan of survey recorded in Plan Book 2022, Page 8 of the Southern Aroostook County Registry of Deeds.

Together with all rights, easements, privileges and appurtenances belonging to the granted estate.

Meaning and intending to convey a portion of the premises described in the following instruments:

(1) Quitclaim Deed with Covenant from McCrillis Timberland, LLC and Prentiss & Carlisle Company, Inc., to Maine Land, Inc., dated August 28, 2013 and recorded in Book 5226, Page 250 of the Southern Aroostook County Registry of Deeds.

(2) Supplemental Deed from McCrillis Timberland, LLC and Prentiss & Carlisle Company, Inc., to Maine Land, Inc., dated March 19, 2021 and recorded in Book 6141, Page 131 of the Southern Aroostook County Registry of Deeds.

(3) Boundary Line Agreement between Maine Land, Inc., and Northern Maine Farms, LLC dated May 21, 2021 and recorded in Book 6170, Page 261 of the Southern Aroostook County Registry of Deeds.

**ALSO CONVEYING** Grantor's interest in the 60 foot wide access easement reserved by Maine Land, Inc., in the deed to Joel Robert Martin and Tiffany Ann Martin dated May 28, 2021 and recorded in Book 6174, Page 295 of the Southern Aroostook County Registry of Deeds, **SUBJECT TO**, and with the **BENEFIT OF**, the terms and conditions set forth in said Book 6174, Page 295 of the Southern Aroostook County Registry of Deeds.

**ALSO CONVEYING** Grantor's interest in the 60 foot wide right of way and easement conveyed by Northern Maine Farms, LLC to Maine Land, Inc., by instrument dated July 21, 2021 and recorded in Book 6206, Page 266 of the Southern Aroostook County Registry of Deeds, **SUBJECT TO**, and with the **BENEFIT OF**, the terms and conditions set forth in said Book 6206, Page 266 of the Southern Aroostook County Registry of Deeds.