

Receipt # 101226



BK 2759 PG 28
Instr # 2021-1898
04/02/2021 10:48:57 AM
3 Pages

QUITCLAIM DEED WITH COVENANT DLN# _____

CHARLES A. DEAN MEMORIAL HOSPITAL, doing business as Northern Light C. A. Dean Hospital, for consideration paid, grants to **KIMBERLY J. BATES**, whose mailing address is P.O. Box 4, West Forks, Maine 04985 and **GENE M. BATES**, whose mailing address is P.O. Box 35, West Forks, Maine 04985, as Tenants in Common, with Quitclaim Covenant, the following real estate in **Greenville, Piscataquis County, Maine**, together with all rights, easements and appurtenances thereto and improvements thereon, bounded and described as follows:

ME REAL ESTATE TRANSFER
TAX PAID

Beginning at a #5 capped rered (#2364) (the "Point of Beginning") found in the southeast corner of the land now or formerly of Edward N. Simpson described in instrument recorded in the Piscataquis County Registry of Deeds in Book 1272, Page 232, said rered being witnessed by a cedar stake and being on the westerly side of a road known as Rum Ridge Farms Road;

Thence from said Point of Beginning North 12° 14' West along the land of Simpson, Cyr, Snowden, and others, a distance of 1,558.8 feet to a brass disc labeled RR11 in a concrete monument, said monument shown on plan "Rum Ridge at Lower Wilson Pond, Greenville, Maine for Skylark, Inc." by D.A. Wilson & S.J. Plisga, Jr. dated July 17, 1972 and recorded in said Registry in File Cabinet #283;

Thence from said brass disc North 70° East along the land of Rum Ridge Association described in instrument recorded in said Registry in Book 404, Page 189, a distance of 500.7 feet to a brass disc labeled RR2 in a concrete monument, said monument also shown on the aforementioned plan;

Thence from said brass disc North 22° East along the land of Rum Ridge Association, a distance of 295.9 feet to a #5 capped rered set (#2364) in the line of Rum Ridge Association land;

Thence from said #5 capped rered set (#2364) South 12° 14' East along the land of Plum Creek Maine Timberlands, L.L.C., a distance of 1,896.1 feet to a #5 capped rered set (#2364);

Thence from said #5 capped rered set (#2364) South 79° 56' West along the land of said Plum Creek Maine Timberlands, L.L.C., a distance of 594.6 feet to a #5 capped rered set (#2364) in the easterly side of said Rum Ridge Farms Road;

Thence from said #5 capped rered set (#2364) along the same course of South 79° 56' West, across the road distance of 68.4 feet to a #5 capped rered (#2364) found being the point of beginning, containing twenty five (25) acres more or less.

(EP - 03756979 - v1)

-Rebecca Campbell

Rebecca Campbell

Reference is made to "Lot Split Survey of the Plum Creek Property, Rum Ridge Road, Piscataquis Co, Maine" by Falla & Sons Land Surveys, Inc. dated November 2009, and recorded January 30, 2013 in the Piscataquis County Registry of Deeds in Plan Book 2013, Page 1, and to the roads and matters shown thereon.

ALSO CONVEYING, subject to existing easement and valid rights, a permanent perpetual non-exclusive easement and right of way over the KI Road and Rum Ridge Road (a/k/a Rum Ridge Farms Road) sixty-six (66) feet in width, for ingress, egress, utilities, use and maintenance of existing roads, over, upon, along, and across a portion of property located in Greenville Township, Piscataquis County, State of Maine, in the location approximately shown on Exhibit "A" attached to the Easement from Plum Creek Maine Timberlands, L.L.C., to CEI Housing, Inc., recorded in the Piscataquis County Registry of Deeds, Book 2216, Page 166, and described therein as follows (the "Easement"):

That portion of Rum Ridge Road beginning at the junction with K.I. Road (formerly known as Scott Road); thence continuing in a Northeasterly direction to the Southerly boundary of Lot A of Lot Split Survey recorded January 30, 2013 in Plan Book 2013, Page 1, records of Piscataquis County, Maine, the centerline of the right of way granted herein being coextensive with the centerline of said Rum Ridge Road.

And also, the K.I. Road (formerly known as Scott Road and/or the Wilson Stream Road) lying westerly of the intersection with Rum Ridge Road, including that portion of the K.I. Road more particularly described as follows:

A certain lot or parcel of land located in the Town of Greenville, its south half, Lot 7, Range 3, County of Piscataquis, State of Maine, more particularly described as follows:

Being a lot or parcel of land sixty-six feet (66') wide on which is located the Wilson Stream bridge and the Wilson Stream Road, so-called, both built by Scott Paper Company. Said sixty-six foot (66') wide parcel lies thirty-three feet (33') on each side of a centerline of the Wilson Stream bridge and Wilson Pond Road, and which centerline is more particularly described as follows:

Beginning at a point on the Wilson Pond Road centerline, twenty feet (20') North 62° West of the centerline at the westerly end of the Wilson Stream bridge, which bridge was rebuilt in 1984 by Scott Paper Company. The centerline of the lot or parcel then runs South 62° East twenty feet (20') to the westerly end of said bridge, then continues on the centerline of the bridge over Wilson Stream to the easterly end of the bridge; thence following the centerline of the road in a southeasterly direction for 2,140 feet ± to the junction with Rum Ridge Road (collectively the "Roads").

Subject to and with the benefit of the terms, provisions, and conditions set forth in said Easement from Plum Creek Maine Timberlands, L.L.C., to CEI Housing, Inc.

For Grantor's source of title reference may be made to the deed from CEI Housing, Inc., to Charles A. Dean Memorial Hospital dated February 1, 2013 and recorded in the Piscataquis County Registry of Deeds in Book 2216, Page 175.

IN WITNESS WHEREOF, Charles A. Dean Memorial Hospital has caused this instrument to be signed and sealed by its undersigned officer, duly authorized, this 29 day of MARCH, 2021.

Witness:

**CHARLES A. DEAN MEMORIAL HOSPITAL DBA
NORTHERN LIGHT C.A. DEAN HOSPITAL**

[Signature]

[Signature]
Anthony J. Filer, Treasurer
Duly Authorized

Penobscot County

STATE OF MAINE

March 29, 2021

Personally appeared the above named Anthony J. Filer, Treasurer of Charles A. Dean Memorial Hospital, and acknowledged before me the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Charles A. Dean Memorial Hospital.

[Signature]
Notary Public/Attorney at Law

N.P.
SEAL

Janice E. McNelly
Print or type name as signed

Commission Expires: 4-25-2026

Receipt # 101226



BK 2759 PG 31
Instr # 2021-1899
04/02/2021 10:48:57 AM
3 Pages

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT, WE, GENE M. BATES AND KIMBERLY J. BATES, both of West Forks, County of Somerset and State of Maine, whose mailing address is P.O. Box 35, West Forks, Maine 04985 and P.O. Box 4, West Forks, Maine 04985 respectively,

In consideration of One Dollar and Other Valuable Considerations

Paid by **KIMBERLY J. BATES** of West Forks, County of Somerset and State of Maine, whose mailing address is P.O. Box 4, West Forks, Maine 04985

The receipt whereof is hereby acknowledged, I do hereby give, grant, bargain, sell and convey, with warranty covenants, unto the said **KIMBERLY J. BATES**, her heirs and assigns forever,

A certain lot or parcel of land situated on both sides of Rum Ridge Road in the Town of **Greenville**, County of Piscataquis and State of Maine, bounded and described as follows, to wit:

Beginning at a point marked by a 5/8" iron rebar topped with survey cap #2364 in the westerly sideline of Rum Ridge Road in the northerly line of land conveyed to Weyerhaeuser Company (as SDW Timber II, LLC) by deed from S.D. Warren Company dated November 5, 1998 recorded in the Piscataquis County Registry of Deeds in Book 1164, Page 311 being the southeast corner of land conveyed to Nikki Carlson by deed from Betty-Jane Simpson as acting Personal Representative of the Estate of Edward N. Simpson dated October 6, 2017 and recorded in the Piscataquis County Registry of Deeds in Book 2518, Page 73 and being the southwest corner of land conveyed to Charles A. Dean Memorial Hospital by deed from CEI Housing, Inc., dated February 1, 2013 and recorded in the Piscataquis County Registry of Deeds in Book 2216, Page 175;

Thence, northerly on a course of N 12 degrees 14'00" W along the easterly line of land of said Carlson and along the easterly line of land conveyed to Randy L. Davis and Sharron M. Davis by deed from Ruth E. Cyr dated August 15, 2011 and recorded in the Piscataquis County Registry of Deeds in Book 2124, Page 108 and along the easterly line of land conveyed to Gregory A. Snowden and Lucinda J. Snowden by deed from Rodney B. Folsom dated July 2, 2009 and recorded in the Piscataquis County Registry of Deeds in Book 1997, Page 210 and along the easterly line of land conveyed to David M. Miller and Cassandra Miller by deed from Ronald A. Davis, Jr. and Christine P. Davis dated August 23, 2018 and recorded in the Piscataquis County Registry of Deeds in Book 2572, Page 191 a distance of eight hundred twenty-two and nineteen hundredths (822.19') feet to a point;

Rebecca A. Cayford, Esq.
PO Box 827, Skowhegan, ME 04976
207-474-5928

No Transfer Tax Paid

Thence, easterly on a course of S 79 degrees 56'00" E through land of Charles A. Dean Memorial Hospital and crossing Rum Ridge Road a distance of six hundred sixty-three and four hundredths (663.04) feet to a point in the westerly line of land of said Weyerhaeuser Company;

Thence, southerly on a course of S 12 degrees 14'00" E along the westerly line of land of said Weyerhaeuser Company a distance of eight hundred twenty-two and nineteen hundredths (822.19) feet to a point marked by a 5/8" iron rebar topped with survey cap #2364;

Thence, westerly on a course of S 79 degrees 56'00" W along the northerly line of land of said Weyerhaeuser Company a distance of five hundred ninety-four and sixty hundredths (594.60) feet to a point marked by a 5/8" iron rebar topped with survey cap #2364 in the easterly sideline of Rum Ridge Road;

Thence, continuing westerly on the same course of S 79 degrees 56'00" W along the northerly line of land of said Weyerhaeuser Company and crossing Rum Ridge Road a distance of sixty-eight and forty-four hundredths (68.44') feet to the point and place of beginning. Containing 12.505 acres of land, more or less.

Reference may be made to a plat entitled "Boundary Survey of a Proposed Division of Land of: Charles A. Dean Memorial Hospital Prepared for: Kim Bates" dated March 16, 2021 as prepared by Sackett & Brake Survey, Inc., project number 2021630-DF, to be recorded in the Piscataquis County Registry of Deeds.

No field work has been done by Sackett & Brake Survey, Inc., as of the date of the above referenced plan.

No additional research has been done by Sackett & Brake Survey, Inc., as of the date of the above referenced plan.

The above referenced plan is a partial recreation of a plat entitled "Lot Split Survey of the Plum Creek Property located on Rum Ridge Road, Greenville, Piscataquis Co., Maine" dated January 2013, as prepared by Michael D. Falla, recorded in the Piscataquis County Registry of Deeds in Plan File 2013, Page 1.

Bearings are referenced to Magnetic North, 1972.

WITNESS my hand and seal this 30th day of March, 2021.

Signed, Sealed and Delivered
In Presence of

Rebecca A. Cayford, Esq.
PO Box 827, Skowhegan, ME 04976
207-474-5928

Rebecca A. Cayford

Gene M. Bates
Gene M. Bates

Rebecca A. Cayford

Kimberly J. Bates
Kimberly J. Bates

State of Maine
Somerset, ss

March 30th, 2021

Personally appeared the above named **Gene M. Bates and Kimberly J. Bates** and acknowledged the foregoing instrument to be **their** free acts and deeds.

Rebecca A. Cayford
Attorney at Law - Signature

Rebecca A. Cayford
Attorney at Law - Printed

PISCATAQUIS COUNTY
RECORDED
04/02/2021 10:48:57 AM
LINDA M. SMITH
REGISTER OF DEEDS

Rebecca A. Cayford, Esq.
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