Receipt # 235529
ERECORD
Bk 5811 PG 414
05/16/2024 10:53:45 AM
Pages 3
DEED
Instr # 5012
Cherri L Crockett Register of Deeds OXFORD COUNTY

WARRANTY DEED

DLN# 1002440273175

TIMOTHY EDWARDS, of Chatham, County of Carroll and State of New Hampshire, for consideration paid, GRANTS to **SAMUEL HORTON** and **MAXWELL KEMPTON HORTON,** both of Eliot, County of York and State of Maine, with Warranty Covenants, as Joint Tenants, a certain lot or parcel of land, with any buildings or improvements thereon, situated in Upton, County of Oxford, and State of Maine, bounded and described as follows, to wit:

Beginning at an iron pin set on the apparent westerly sideline of Back Street, said iron pin set being at the easterly end of the southerly sideline of a gravel road, a portion of said gravel road being a 30' wide easement and right of way running through this parcel of land, also said iron pin set being the northeast corner of land to be retained by these grantors, Reginald Edwards and Margaret Edwards;

MAINE REAL ESTATE TRANSFER TAX PAID

Thence, North 50 degrees-57 minutes West, a distance of ninety-eight and eight tenths (98.8) feet along said southerly sideline of the easement and right of way and along said land to be retained be these grantors to a point;

Thence, North 63 degrees-07 minutes West, a distance of two hundred forty and eight tenths (240.8) feet along said southerly sideline of the easement and right of way and along said land to be retained be these grantors to a point;

Thence, North 82 degrees-53 minutes West, a distance of one hundred seventy-eight and nine tenths (178.9) feet along said southerly sideline of the easement and right of way and along said land to be retained be these grantors to a point;

Thence, North 72 degrees-08 minutes West, a distance of ninety-six and six tenths (96.6) feet along said southerly sideline of the easement and right of way and along said land to be retained be these grantors to an iron pin set, being the northwest corner of said land to be retained by these grantors;

Thence, South 01 degrees-58 minutes West, a distance of five hundred thirty and no tenths (530.0) feet along said land to be retained by these grantors to an iron pin set, being the southwest corner of said land to be retained by these grantors and being on a line of land now or formerly of Allen H. Sebestyen;

Thence, North 88 degrees-11 minutes West, a distance of eleven hundred thirty-three and one tenths (1133.1) feet along said land of Sebestyen and by or along a blazed line of trees to a wood post found, being a corner of land supposed to have been formerly owned

by Silas Peaslee;

Thence, North 03 degrees-35 minutes East, a distance of five hundred eighty-six and one tenths (586.1) feet along said land formerly of Peaslee and by or along a blazed line of trees to an iron pin set, being a corner of land to be conveyed to Gard Edwards by these grantors;

Thence, South 86 degrees-50 minutes East, a distance of seven hundred seventy-five and seven tenths (775.7) feet along said land to be conveyed to Gard Edwards to an iron pin set on the northerly sideline of said gravel road;

Thence, North 71 degrees-55 minutes East, a distance of two hundred six and nine tenths (206.9) feet along said land to be conveyed to Gard Edwards and along said northerly sideline of the gravel road to a point;

Thence, South 54 degrees-50 minutes East, a distance of one hundred eleven and four tenths (111.4) feet along said land to be conveyed to Grad Edwards and along said northerly sideline of the gravel road to a point;

Thence, South 72 degrees-08 minutes East, a distance of one hundred fifty-eight and four tenths (158.4) feet along said land to be conveyed to Grad Edwards and along said northerly sideline of the gravel road, a portion of said northerly sideline of the gravel road being the northerly sideline of said 30' wide easement and right of way, to a point;

Thence, South 82 degrees-53 minutes East, a distance of one hundred eighty-one and three tenths (181.3) feet along said land to be conveyed to Grad Edwards and along said northerly sideline of the easement and right of way to a point;

Thence, South 63 degrees-07 minutes East, a distance of two hundred forty-nine and two tenths (249.2) feet along said land to be conveyed to Grad Edwards and along said northerly sideline of the easement and right of way to a point;

Thence, South 50 degrees-57 minutes East, a distance of ninety-one and six tenths (91.6) feet along said land to be conveyed to Grad Edwards and along said northerly sideline of the easement and right of way to an iron pin set on said apparent westerly sideline of Back Street;

Thence, South 19 degrees-56 minutes West, a distance of thirty-one and eight tenths (31.8) feet along said apparent westerly sideline of Back Street to an iron pin set and the point of beginning.

All bearings are magnetic, October 2006.

All iron pins described as set are 5/8 inch rebar with a surveyor's cap marked, "PLS 1284".

The above described parcel of land is subject to said 30' wide easement and right of way for the benefit of said Gard Edwards, his heirs and assigns and the benefit of these grantors and their heirs and assigns.

The above described parcel of land and said 30' wide easement and right of way is shown on, "Survey Plan — Family Division, Land of Reginald & Margaret Edwards," compiled by Main-Land Development Consultants, Inc., dated February 2007 and to be recorded.

Subject to and with the benefit of a Road Maintenance Agreement by and between Timothy Edwards, Gard Edwards, and Christine Dunham, Personal Representative of the Estate of Reginald Edwards, dated May 2024, to be recorded herewith in the Oxford County Registry of Deeds.

Being all and the same premises as described in a deed from Christina Dunham a/k/a Christi Dunham, Personal Representative of the Estate of Reginald O. Edwards to Timothy Edwards, dated February 8, 2022 and recorded in Book 5673, Page 884, in the Oxford County Registry of Deeds.

WITNESS my hand and seal this 9th day of May 2024.

Witness

TIMOTHY EDWARDS

STATE OF MAINE
COUNTY OF York, ss May 9, 2024.

Personally appeared the above named Timothy Edwards and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public

(Print Name and Affix Seal)

KIMBERLY J. CHILTON
My Commission Expires
02-08-2025
NOTARY PUBLIC
MAINE

Docusign Envelope ID: EBF6C81E-CD32-455F-A2CD-D1417496B538

PROPERTY LOCATED AT: **15.5 acre lot, off Back Street, formerly owned by Timothy Edwards, Upton, ME**

PROPERTY DISCLOSURE – LAND ONLY

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I – HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on your property? ..... ☐ Yes ☒ No ☐ Unknown

If Yes: Are tanks in current use?..... ☐ Yes ☒ No ☐ Unknown

If no longer in use, how long have they been out of service? **not applcable**

If tanks are no longer in use, have tanks been abandoned according to DEP?..... ☐ Yes ☒ No ☐ Unknown

Are tanks registered with DEP?..... ☐ Yes ☒ No ☐ Unknown

~~Age of tank(s): _____ Size of tank(s): _____~~

~~Location: _____~~

~~What materials are, or were, stored in the tank(s): _____~~

~~Have you experienced any problems such as leakage: ..... ☐ Yes ☐ No ☐ Unknown~~

Comments: **None**

Source of information: **Seller**

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ..... ☐ Yes ☒ No ☐ Unknown

LAND FILL:..... ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL:..... ☐ Yes ☒ No ☐ Unknown

METHAMPHETAMINE:..... ☐ Yes ☒ No ☐ Unknown

Comments: **None**

Source of information: **Seller**

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

Buyer Initials _____ _____ _____ _____ Seller Initials _____ _____ _____ _____

Docusign Envelope ID: EBF6C81E-CD32-455F-A2CD-D1417496B538

SECTION II – ACCESS TO THE PROPERTY

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ..... [X] Yes [ ] No [ ] Unknown

If Yes, explain: **See Deed, Plan reference, ROW & Road Maintenance Agreement**

Source of information: **Deed & Seller**

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass?..... [ ] Yes [X] No [ ] Unknown

If No, who is responsible for maintenance? **Road Maintenance Agreement**

Road Association Name (if known): **Book 5811 Pages 409-416**

Source of information: **Seller**

SECTION III – FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

(1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or

(2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines “area of special flood hazard” as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? ..... [ ] Yes [X] No [ ] Unknown

If Yes, explain: _____

Have any flood events affected a structure on the property? ..... [ ] Yes [X] No [ ] Unknown

If Yes, explain: _____

Has any flood-related damage to a structure occurred on the property? ..... [ ] Yes [X] No [ ] Unknown

If Yes, explain: _____

Has there been any flood insurance claims filed for a structure on the property? ..... [ ] Yes [X] No [ ] Unknown

If Yes, indicate the dates of each claim: _____

Docusign Envelope ID: EBF6C81E-CD32-455F-A2CD-D1417496B538

PROPERTY LOCATED AT: **15.5 acre lot, off Back Street, formerly owned by Timothy Edwards, Upton, ME**

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the date of each payment: _____

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? ..... ☐ Yes ☒ No ☐ Unknown

~~If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?~~

_____

~~Relevant Panel Number: _____ Year: _____ (Attach a copy)~~

Comments: **None**

Source of Section III information: **Seller**

SECTION IV – GENERAL INFORMATION

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Source of information: **Seller**

Is the property the result of a division within the last 5 years (i.e. subdivision)? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Source of information: **Seller**

Are there any tax exemptions or reductions for this property for any reason including but not limited to:

Tree Growth, Open Space and Farmland, Blind, Working Waterfront?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Is a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ Unknown

Has all or a portion of the property been surveyed?..... ☒ Yes ☐ No ☐ Unknown

If Yes, is the survey available?..... ☒ Yes ☐ No ☐ Unknown

Has the property ever been soil tested?..... ☒ Yes ☐ No ☐ Unknown

If Yes, are the results available?..... ☒ Yes ☐ No ☐ Unknown

Are mobile/manufactured homes allowed?..... ☒ Yes ☐ No ☐ Unknown

Are modular homes allowed?..... ☒ Yes ☐ No ☐ Unknown

Source of Section IV information: **Seller, partial Survey, HHE-200 design**

Additional Information: **The property has a drilled well (not currently used), and a leach field designed and installed for a 3 bedroom home. No holding/septic tank is installed. Rock Lite Trailer conveys.**

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PROPERTY LOCATED AT: **15.5 acre lot, off Back Street, formerly owned by Timothy Edwards, Upton, ME**

ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... [x] Yes [ ] No

Survey, HHE-200, Title information on Rock Lite Trailer conveying with property.

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

DocuSigned by:
11/25/2025
C9E1E413405A24FB...

SELLER	DATE	SELLER	DATE

Samuel Horton

Signed by:
11/25/2025
109F89B592DD64D8...

SELLER	DATE	SELLER	DATE

Maxwell Kempton Horton

I/We have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER	DATE	BUYER	DATE
BUYER	DATE	BUYER	DATE

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EQUAL HOUSING OPPORTUNITY

OWNERS Copy

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207)289-3826

PROPERTY ADDRESS

Town Or Plantation	UPTON
Street Subdivision Lot #	BACK STREET

PROPERTY OWNERS NAME

EDWARDS TIM
Last: First:

Applicant Name:	SAME
Mailing Address of Owner/Applicant (If Different)	P.O. Box 203 GRAY ME 04039

UPTON PERMIT # 79 APPLICANTS COPY

Date Permit Issued: 12 VIII 98 $ 100 FEE ☐ If Double Fee Charged

John T. Saunders
Local Plumbing Inspector Signature

L.P.I. # 727

THE WORK SPECIFIED IN THIS APPLICATION IS HEREBY AUTHORIZED TO BE INSTALLED IN ACCORDANCE WITH THE RULES. THIS PERMIT EXPIRES AFTER TWO YEARS FROM DATE ISSUED UNLESS WORK HAS COMMENCED.

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Tim R Edwards 1-Aug-98
Signature of Owner/Applicant Date

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules.

Local Plumbing Inspector Signature Date Approved

PERMIT INFORMATION

THIS APPLICATION IS FOR:
1. ☑ NEW SYSTEM
2. ☐ REPLACEMENT SYSTEM
3. ☐ EXPANDED SYSTEM
4. ☐ EXPERIMENTAL SYSTEM

SEASONAL CONVERSION
to be completed by the LPI
5. ☐ SYSTEM COMPLIES WITH RULES
6. ☐ CONNECTED TO SANITARY SEWER
7. ☐ SYSTEM INSTALLED – P# _____
8. ☐ SYSTEM DESIGN RECORDED AND ATTACHED

IF REPLACEMENT SYSTEM:
YEAR FAILING SYSTEM INSTALLED _____
THE FAILING SYSTEM IS:
1. ☐ BED 3. ☐ TRENCH
2. ☐ CHAMBER 4. ☐ OTHER: _____

SIZE OF PROPERTY: 15 ACRES

ZONING:

THIS APPLICATION REQUIRES:
1. ☑ NO RULE VARIANCE
2. ☐ NEW SYSTEM VARIANCE Attach New System Variance Form
3. ☐ REPLACEMENT SYSTEM VARIANCE Attach Replacement System Variance Form
   a. ☐ Requiring Local Plumbing Inspector Approval
   b. ☐ Requires State and Local Plumbing Inspector Approval
4. ☐ MINIMUM LOT SIZE VARIANCE

DISPOSAL SYSTEM TO SERVE:
1. ☑ SINGLE FAMILY DWELLING
2. ☐ MODULAR OR MOBILE HOME
3. ☐ MULTIPLE FAMILY DWELLING
4. ☐ OTHER _____ SPECIFY

INSTALLATION IS:
COMPLETE SYSTEM
1. ☑ NON-ENGINEERED SYSTEM
2. ☐ PRIMITIVE SYSTEM (Includes Alternative Toilet)
3. ☐ ENGINEERED (+2000 gpd)

INDIVIDUALLY INSTALLED COMPONENTS:
4. ☐ TREATMENT TANK (ONLY)
5. ☐ HOLDING TANK _____ GAL
6. ☐ ALTERNATIVE TOILET (ONLY)
7. ☐ NON-ENGINEERED DISPOSAL AREA (ONLY)
8. ☐ ENGINEERED DISPOSAL AREA (ONLY)
9. ☐ SEPARATED LAUNDRY SYSTEM

TYPE OF WATER SUPPLY: LOCATE WELL AT LEAST 100' FROM SYSTEM.

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK
1. ☑ SEPTIC: ☑ Regular ☐ Low Profile
2. ☐ AEROBIC

SIZE: 1000 GALS.

WATER CONSERVATION
1. ☑ NONE
2. ☐ LOW VOLUME TOILET
3. ☐ SEPARATED LAUNDRY SYSTEM
4. ☐ ALTERNATIVE TOILET
SPECIFY: _____

PUMPING
1. ☑ NOT REQUIRED
2. ☐ MAY BE REQUIRED (DEPENDING ON TREATMENT TANK LOCATION AND ELEVATION)
3. ☐ REQUIRED
DOSE: _____ GALS.

CRITERIA USED FOR DESIGN FLOW (BEDROOMS, SEATING, EMPLOYEES, WATER RECORDS, ETC.)
3 BEDROOMS

SOIL CONDITIONS USED FOR DESIGN PURPOSES

PROFILE	CONDITION
2	A

DEPTH TO LIMITING FACTOR: 25

SIZE RATINGS USED FOR DESIGN PURPOSES
1. ☐ SMALL
2. ☐ MEDIUM
3. ☑ MEDIUM-LARGE
4. ☐ LARGE
5. ☐ EXTRA LARGE

DISPOSAL AREA TYPE/SIZE
1. ☐ BED _____ Sq. Ft.
2. ☑ CHAMBER 450 Sq. Ft. ☑ REGULAR ☐ H-20 PLASTIC
3. ☐ TRENCH _____ Linear Ft.
4. ☐ OTHER: _____

DESIGN FLOW: 265 GAL. (GALLONS/DAY)

SITE EVALUATOR STATEMENT

On 10-22-92 (date) I conducted a site evaluation for this project and certify that the data reported is accurate. The system I propose is in accordance with the Subsurface Wastewater Disposal Rules.

Richard A Smart 034 11-22-92
Site Evaluator Signature SE# Date

(Local Plumbing Inspector's Signature if permit is for Seasonal Conversion.)

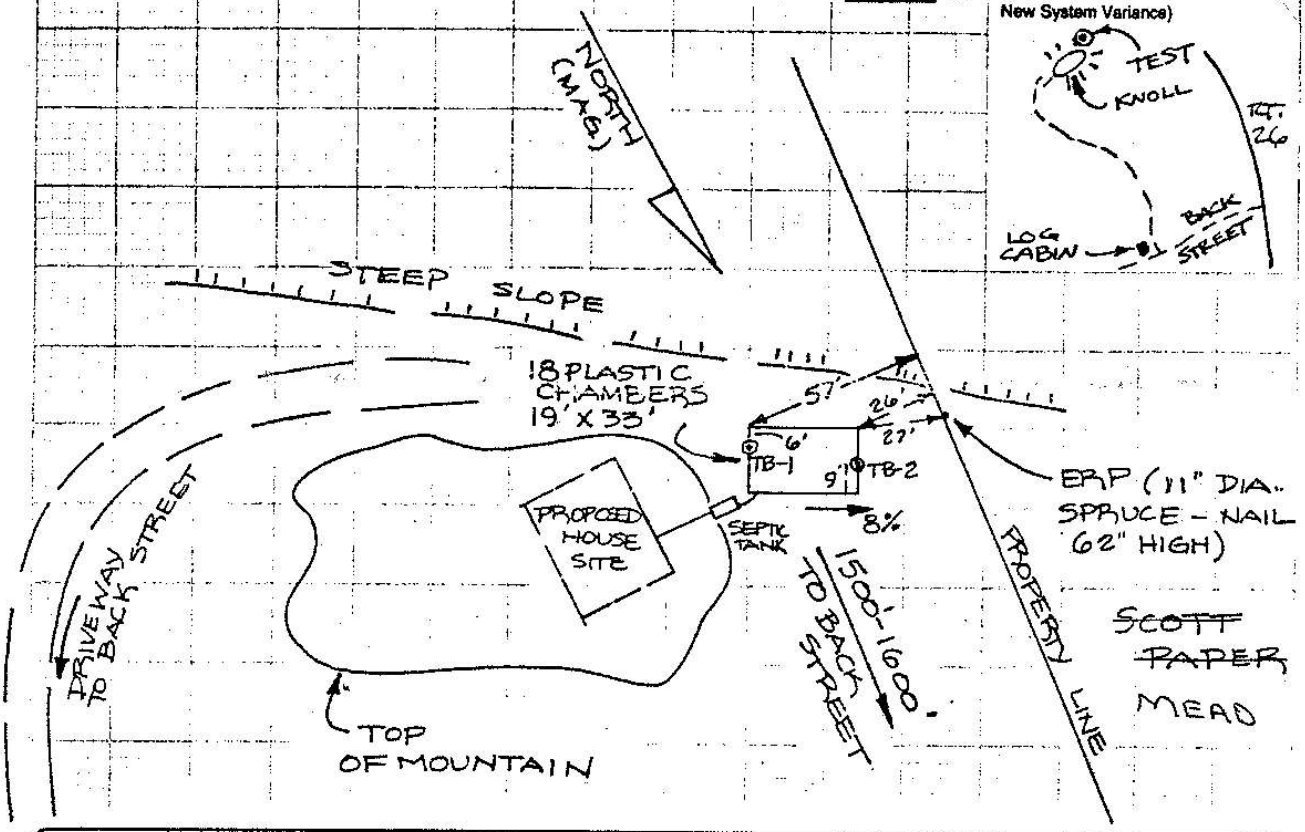
SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering

Town, City, Plantation: UPTON | Street, Road, Subdivision: BACK STREET | Owners Name: TIM EDWARDS

SITE PLAN

Scale 1" = 50 Ft.



SITE LOCATION PLAN (Attach Map from Maine Atlas for New System Variance)

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TB-1 ☐ Test Pit ☒ Boring

_____" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)

	Texture	Consistency	Color	Mottling
0			GRAY	
6	FINE SANDY LOAM	FRIABLE	RED ↓	
10				
15			OLIVE	
20	BEDROCK			
30				
40				
50				

Soil Profile	Classification Condition	Slope	Limiting Factor	
2	A	____ %	25"	☐ Ground Water ☐ Restrictive Layer ☒ Bedrock

Observation Hole TB-2 ☐ Test Pit ☒ Boring

_____" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)

	Texture	Consistency	Color	Mottling
0				
6	FINE SANDY LOAM	FRABLE	WHITE	
10				
15				
20	BEDROCK			
30				
40				
50				

Soil Profile	Classification Condition	Slope	Limiting Factor	
2	A	____ %	18"	☐ Ground Water ☐ Restrictive Layer ☒ Bedrock

Richard Schmidt
Site Evaluator Signature

034
SE#

11-22-92
Date

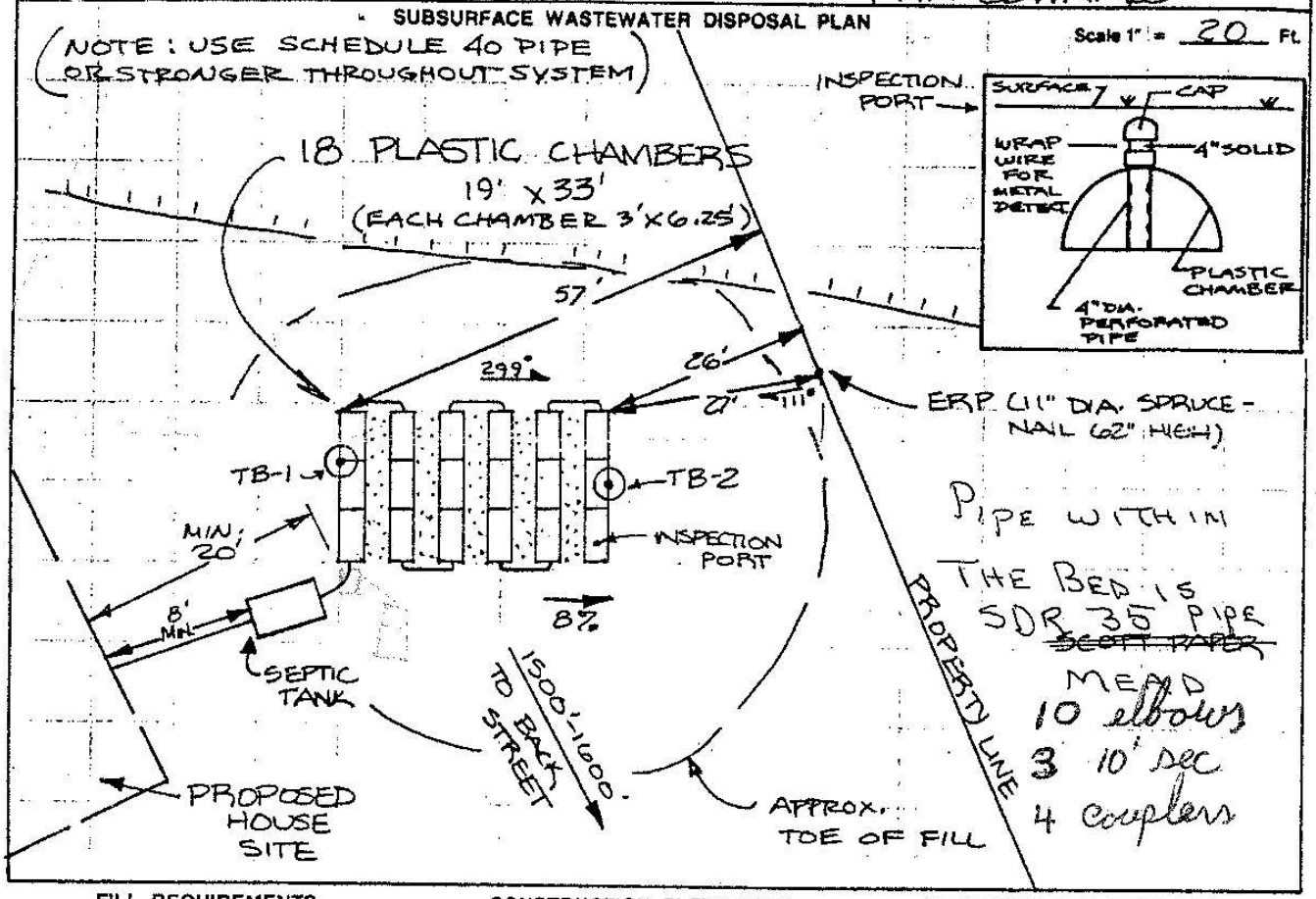
SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering

Town, City, Plantation	Street, Road, Subdivision	Owners Name
UPTON	BACK STREET	TIM EDWARDS

SUBSURFACE WASTEWATER DISPOSAL PLAN

Scale 1" = 20 Ft.



FILL REQUIREMENTS		CONSTRUCTION ELEVATIONS		ELEVATION REFERENCE POINT LOCATION & DESCRIPTION
Depth of Fill (Upslope)	30"	Reference Elevation is	0"	
Depth of Fill (Downslope)	40"	Bottom of Disposal Area ROW #1	-15"	NAIL IN PINK SQUARE
		Top of Distribution Lines or Chambers	+1"	IN SPRUCE.

NOTE: SCARIFY GROUND SURFACE BELOW ALL FILL. EACH CHAMBER 3'X6.25'.

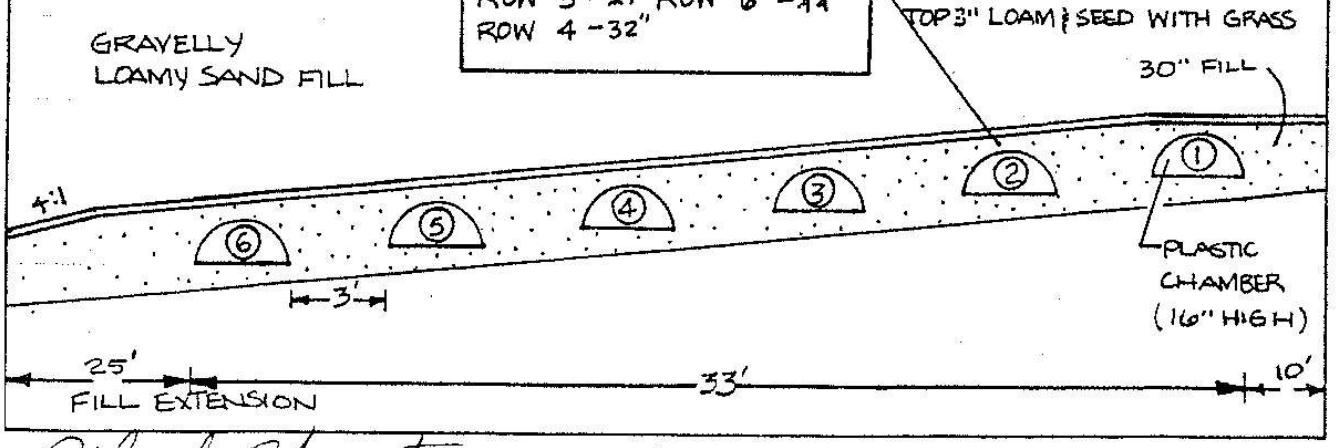
GRAVELLY LOAMY SAND FILL

DISPOSAL AREA CROSS SECTION

BOTTOM OF CHAMBERS

ROW 2 -21" ROW 5 -38"
ROW 3 -27" ROW 6 -44"
ROW 4 -32"

Scale:
Vertical: 1 inch = 5 Ft.
Horizontal: 1 inch = 5 Ft.



Richard Arnett — Site Evaluator Signature
034 — EE #
11-22-92 — Date

Receipt # 235529
ERECORD
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05/16/2024 10:53:45 AM
Pages 5
MISCELLANEOUS
Instr # 5011
Cherri L Crockett Register of Deeds OXFORD COUNTY

ROAD MAINTENANCE AGREEMENT

THIS AGREEMENT is entered into this 7 day of May, 2024, by and between Timothy Edwards, Gard Edwards and Christina Dunham, Personal Representative of the Estate of Reginald Edwards, all of Upton, County of Oxford and State of Maine.

WHEREAS, the Parties hereto do or will share a private roadway, located in said Upton, County of Oxford and State of Maine, said roadway is depicted on a survey plan titled "Survey Plan- Family Division, Land of Reginald & Margaret Edwards", dated February, 2007, prepared by Main-Land Development Consultants, and to be recorded in the Oxford County Registry Of Deeds; and,

WHEREAS, the Parties hereto desire to formalize their respective rights and obligations regarding said private roadway;

NOW THEREFORE, in consideration of the mutual rights, promises, obligations and exchange of other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged; the Parties hereto covenant and agree as follows:

1. The termination point of the shared portion of said roadway shall be at a point, marked by a found iron rod, and being the division line between the lot depicted as Tim Edwards and the lot depicted as "Lands retained by Reginald and Margaret Edwards", said point be at the northerly end of the division line depicted as N01 58E, 530.0' on said plan.

2. Each owner of a lot served by said private roadway, so-called, shall share pro-rata in the expenses related to the continued use, maintenance, repair and upkeep of said private roadway. None of the parties hereto shall be obligated to pay any pro-rata share of said expenses until such time as the party or parties shall commence construction of a dwelling on their respective parcels. As used herein, "commence construction" shall mean the clearing of all or a portion the the parties' respective lots in contemplation of constructing a dwelling on said lot(s). The parties hereto further covenant agree that in addition to the use of the private roadway for ingress and egress by vehicle and pedestrian, the parties havin such rights to use that roadway will also have the right to install, maintain, repair and replace utility services within the corridor of the private roadway, the subject hereof.

3. Any and all road maintenance performed shall be agreed to by all parties prior to the actual event(s) occurring so that expenses will be addressed prior to work performed and eliminate unnecessary miscommunications. No expense reimbursement will occur unless prior permission is obtained by all parties.

4. As used herein "continued use, maintenance, repair and upkeep" includes, but is not limited to, snowplowing, sanding, grading, filling of potholes, mowing, ditch and/or drainage maintenance

and all those activities necessary to keep said private roadway in a passable condition for passenger and/or emergency vehicles or in such condition as may be required by the Town of Upton or any other governmental agency, subdivision or instrumentality.

5. Without agreement of all the parties hereto, the private roadway shall be used for residential purposes only, including Residential logging and forestry management and home occupations. Commercial logging or forestry activities may only be carried out on the lots with the written consent of all parties hereto. The party conducting commercial logging or forestry activities on the lot shall be solely responsible for any damage, beyond normal wear and tear, on said private roadway. The placement of Cellular Telephone or other transmission towers or commercial wind generation facilities are prohibited without the written consent of all parties hereto.

6. This Agreement shall insure to the benefit of and be binding upon the Parties hereto, their respective heirs, successors, administrators and assigns.

7. This Agreement shall be recorded in the Oxford County Registry of Deeds.

8. This Agreement comprises the entire agreement of the parties hereto and no amendment, change or alteration of the terms hereof shall be effective unless agreed to in writing by all and parties and such writing recorded in the Oxford County Registry of Deeds.

DATED THIS 7th **DAY OF** May **, 2024 AT** Fryeburg **, MAINE**

SIGNATURES AND ACKNOWLEDGMENTS FOLLOW

WITNESS

Timothy Edwards

STATE OF MAINE
COUNTY OF OXFORD **, SS.**

Personally appeared this 7th day of May ,2024, Timothy Edwards and he acknowledged the foregoing instrument to his free act and deed.

NOTARY PUBLIC
My Commission Expires: 3/31/2028

SARAH J. MACDONALD
NOTARY PUBLIC
State of Maine
My Commission Expires
March 31, 2028

WITNESS

Gard Edwards

STATE OF MAINE
COUNTY OF Cumberland, **SS.**

Personally appeared this 8 day of May ,2024, Gard Edwards and he acknowledged the foregoing instrument to his free act and deed.

NOTARY PUBLIC

Carisa C. Cobb
Notary Public-Maine
My Commission Expires
January 12, 2029

My Commission expires: January 12, 2029

Estate of Reginald Edwards

By: Christina Dunham

WITNESS

Christina Dunham, Personal Representative

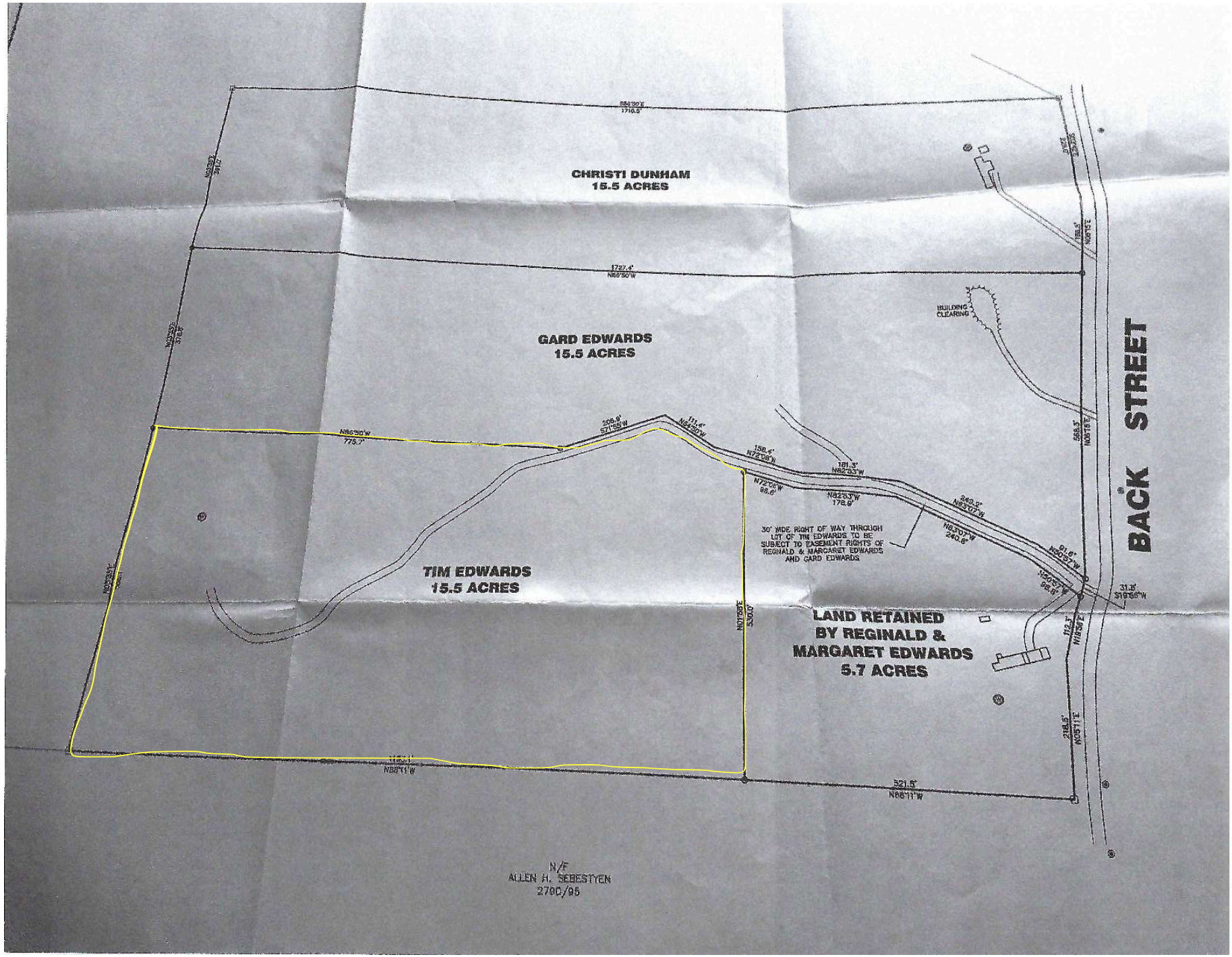
STATE OF MAINE
COUNTY OF Cumberland, **SS.**

Personally appeared this 8 day of May, 2024, Christina Dunham, Personal Representative of the Estate of Reginald Edwards and she acknowledged the foregoing instrument to her free act and deed in said capacity and the free act and deed of the Estate of Reginald Edwards.

NOTARY PUBLIC

My Commission expires: January 12, 2029

Carisa C. Cobb
Notary Public-Maine
My Commission Expires
January 12, 2029


CHRISTI DUNHAM
15.5 ACRES
GARD EDWARDS
15.5 ACRES
TIM EDWARDS
15.5 ACRES
LAND RETAINED
BY REGINALD &
MARGARET EDWARDS
5.7 ACRES
BACK STREET
BUILDING CLEARING
30' WIDE RIGHT OF WAY THROUGH LOT OF TIM EDWARDS TO BE SUBJECT TO EASEMENT RIGHTS OF REGINALD & MARGARET EDWARDS AND GARD EDWARDS
N/F
ALLEN H. SEBESTYEN
2790/95

AGNETIC, OCTOBER 2006.

AT TIME OF SURVEY: REGINALD O. EDWARDS
WARDS FROM BARBARA E. DOWLER BY DEED
992 AND RECORDED IN THE OXFORD COUNTY
BOOK 1181, PAGE 227.

MAGNETIC

: OCTOBER 2006 – DATE OF PLAN: FEBRUARY 2007
-050 – FILE NO.: 1478 – FIELD BOOK NO.: 445

GRAPHIC SCALE

0 50 100 200

(IN FEET)
1 inch = 100 ft.

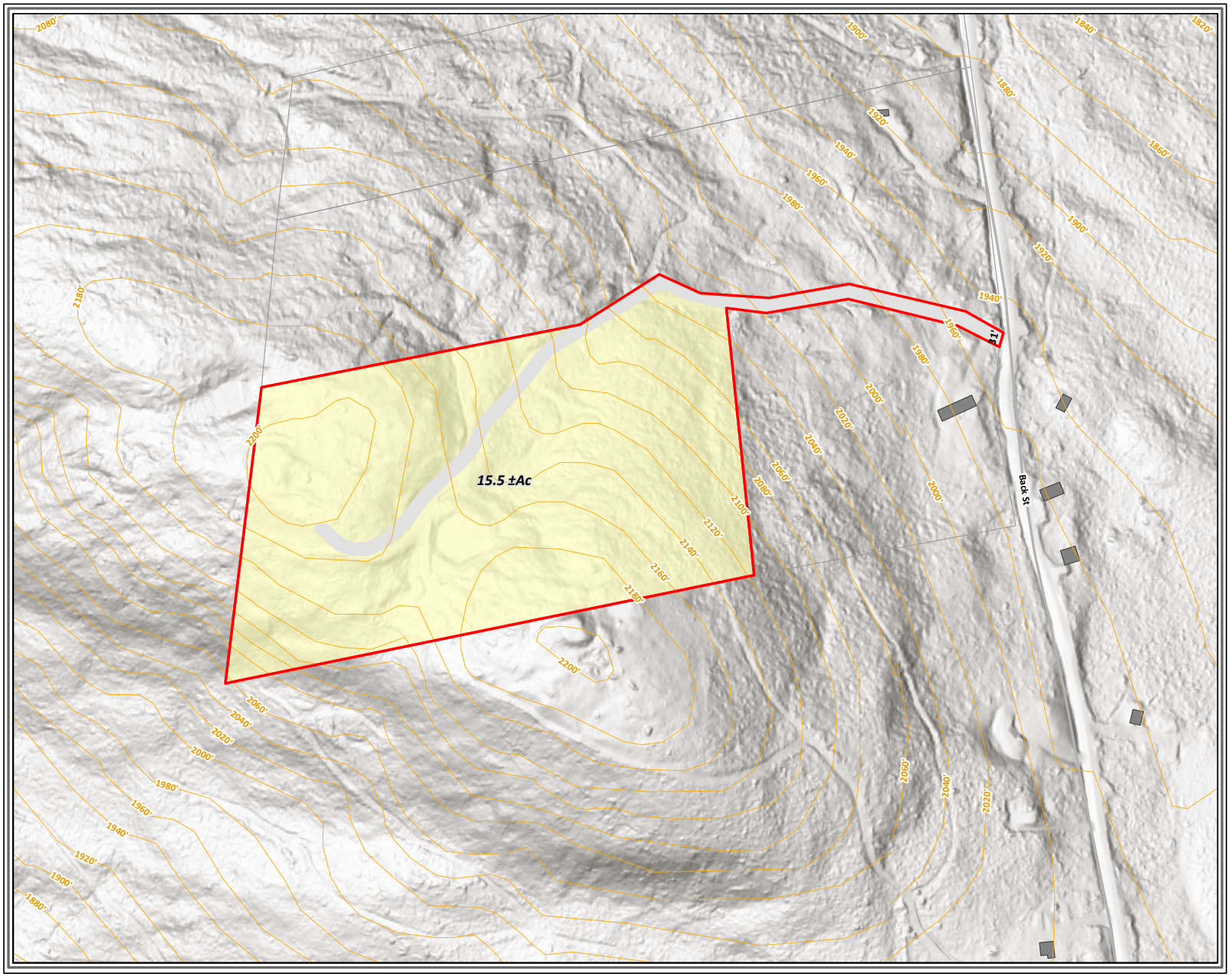
SEAL

DAVID J. ADELSON
PROFESSIONAL LAND SURVEYOR #1264

MAIN-LAND DEVELOPMENT CONSULTANTS, INC.

P.O. BOX Q, 42 CHURCH STREET – LIVERMORE FALLS, MAINE 04254
PHONE: 207-897-6752 – FAX: 270-897-5404
WEB PAGE: http://www.main-landdevelopment.com/

MLDC



0 Back Street

Upton, ME

Base Plan

Legend

- Subject Property - 15.5 ±Ac
- Adjacent Properties
- Contours (ft)



Notes

Credits: Background from ESRI 'Terrain Base' map service

Project Number: ME2944-P
Date: 11/25/25

0 100 200 400 Feet

Scale: 1" = 200 "

This plan is conceptual only and is not represented as an engineered plan.

LandVest

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0 Back Street

Upton, ME

Base Plan Orthophotograph

Legend

- Subject Property - 15.5 ±Ac
- Adjacent Properties
- Contours (ft)



Notes

Credits: 2023 imagery from ESRI 'World Imagery' map service.

Project Number: ME2944-P
Date: 11/25/25

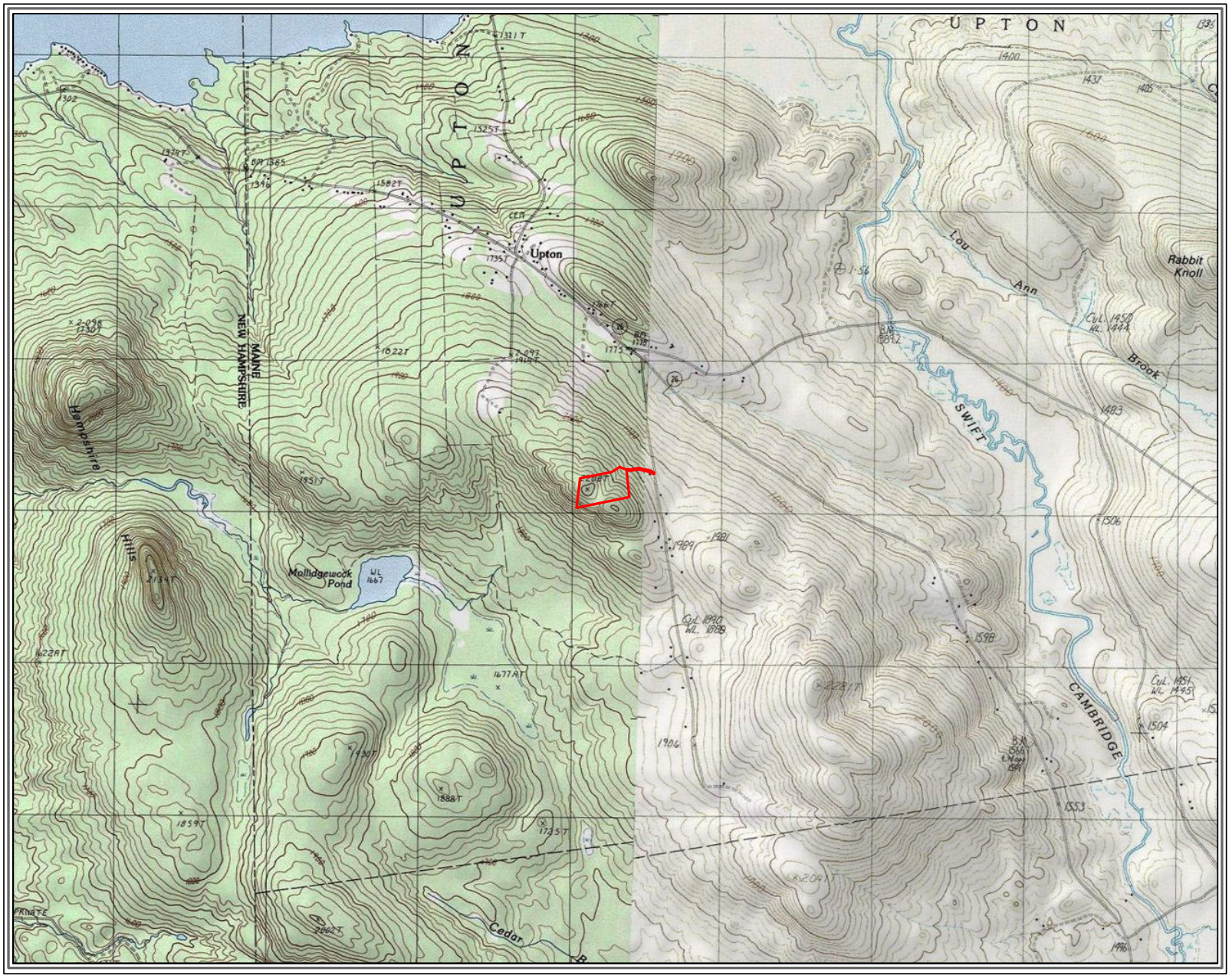
0 100 200 400 Feet

Scale: 1" = 200 "

This plan is conceptual only and is not represented as an engineered plan.

LandVest

Path: J:\aaGISOrg\Projects\Assigned\ME2944-P 0 Back Street, Upton, ME\ME2944-P ortho.aprx



0 Back Street

Upton, ME

USGS Topographic Map

Legend

Subject Property - 15.5 ±Ac



Notes

Credits: USGS Topo background from ESRI 'USA Topo Map' map service.

Project Number: ME2944-P

Date: 11/25/25

0 1,000 2,000 4,000 Feet

Scale: 1" = 2,000 "

This plan is conceptual only and is not represented as an engineered plan.

LandVest

Path: J:\aaGISOrg\Projects\Assigned\ME2944-P 0 Back Street, Upton, ME\ME2944-P usgs topo plan.aprx