BK: OR 7313 PAGE: 306 # OF PGS: 3
03/08/2024 03:03:48 PM Inst # 2024002389
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATETRANSFER TAX PAID

HANCOCK COUNTY

QUITCLAIM DEED WITH COVENANT

KNOW ALL MEN BY THESE PRESENTS, that I, **HOLLIS A. MADDOCKS**, whose mailing address is 27 Pigeon Road, Fletchers Landing, Maine 04605, for consideration paid, GRANTS to **SCOTT V. LOUNDER, HOLLY M. LOUNDER, TAYLOR LOUNDER**, and **REBECCA SIRACUSA**, whose mailing address is 250 Ropies Road, Waltham, ME 04605 with QUITCLAIM COVENANT, as Joint Tenants, certain lots or parcels of land, together with any improvements thereon, situated in **Plantation #8, Fletchers Landing**, County of Hancock, State of Maine, bounded and described in EXHIBIT "A", attached hereto and made a part of hereof.

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

WITNESS my hand and seal this 8th day of March, 2024.

Hollis A. Maddocks

Hollis A. Maddocks

State of Maine
County of Hancock

March 8, 2024

Then personally appeared the above-named **Hollis A. Maddocks** acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public/Attorney at Law

Timothy W. Stanley

Type or Print Name of Official

TIMOTHY W. STANLEY
Notary Public - Maine
My Commission Expires
January 7, 2026

HANCOCK

EXHIBIT "A"

Property of Hollis A. Maddocks
To be conveyed to Scott V. Lounder, Holly M. Lounder, Taylor Lounder and Rebecca Siracusa
Address: 27 Pigeon Hill Road, Fletchers Landing, Maine

A certain lot or parcel of land with the improvements situated thereon located in Fletcher's Landing, a/k/a Township 8, S.D., Hancock County, Maine, more particularly described as follows:

Beginning at a #6 rebar set on August 26, 1990 set on the easterly sideline of the Bill Day Landing Road, said rebar also marking the northwesterly corner of the parcel described herein; thence S 76° 18' 03" E a distance of 210.36 feet to a #4 rebar set on May 19, 2000; thence S 29° 10' 40" E a distance of 163.33 feet to another #4 rebar set on May 19, 2000; thence S 11° 02' 14" E a distance of 78.34 feet along the easterly boundary of a parcel of land now or formerly of Scott and Holly Lounder described in Book 2947, Page 157 of the Hancock County Registry of Deeds to a 1" found pipe set by Hollis Maddocks and Charles Chattley as agreed upon to be their common corner; thence S 50° 56' 24" W a distance of 123.32 feet along the northwesterly boundary of a parcel of land now or formerly of Charles O. Chattley and Elizabeth E. Chattley described in Book 769, Page 385 of said Registry to a #4 rebar set; thence N 39° 03' 36" W a distance of 81.06 feet along the northeasterly boundary of a parcel of land now or formerly of Ernest B. Bourgeois and Allmeda V. Bourgeois described in Book 1413, Page 499 of said Registry to a #4 rebar set; thence S 50° 56' 24" W a distance of 133.00 feet along the northwesterly boundary of said Bourgeois to a #4 rebar set; thence S 39° 03' 56" E a distance of 233.00 feet along the southwesterly boundary of said Bourgeois to a #4 rebar set; thence S 50° 56' 24" W a distance of 6.30 feet along the northwesterly boundary of a parcel of land now or formerly of Carol Schmidt described in Book 2909, Page 155 of said Registry to a 1 ½" iron pipe found; thence S 51° 18' 15" W a distance of 83.50 feet and continuing along said Schmidt's northwesterly boundary to an iron pipe found; thence N 84° 33' 52" W a distance of 98.42 feet along the northerly boundary of a parcel of land now or formerly of Paul Edward Wilkinson described in Book 1647, Page 508 of said Registry to an iron pipe found on the easterly sideline of the Bill Day Landing Road; thence N 1° 02' 21" W a distance of 69.61 feet to an angle point on said easterly sideline; thence N 6° 30' 32" E a distance of 114.55 feet to an angle point on said easterly sideline; thence N 0° 18' 22" E a distance of 80.33 feet to an angle point on said easterly sideline; thence N 8° 23' 38" W a distance of 127.99 feet to an angle point on said easterly sideline; thence N 14° 03' 34" a distance of 144.62 feet to an angle point on said easterly sideline; thence N 12° 19' 36" E a distance of 66.59 feet to the #6 rebar set at the point of beginning.

COPY

Together with any right, title and interest of the Grantor in common with others in the right of way, including utility lines, over the existing right of way road leading from the above-described premises to Maine Route 179, a public highway, said right of way road being referred to as "Bill Day Landing Road".

For Grantor's source of title, reference should be had to the following deeds of record:

1. Quitclaim with Covenant Deed from Emily Dalton to Hollis Maddocks dated April 22, 1983 and recorded in Book 1461, Page 284 of said Registry.
2. Release Deed from Hollis A. Maddocks to Hollis A. Maddocks and Deborah L. Maddocks dated June 11, 1992 and recorded in Book 1961, Page 122 of the Hancock County Registry of Deeds.
3. Boundary Line Agreement by and between Hollis A. Maddocks and Deborah L. Maddocks and Helen M. Maddocks dated August 10, 2000 and recorded in Book 2947, Page 155.
4. Release Deed from Deborah K. Maddocks to Hollis A. Maddocks dated July 28, 2000 and recorded in Book 3013, Page 276 of said Registry.

EXCEPTING therefrom the following parcels of land:

1. Quitclaim Deed with Covenant from Hollis A. Maddocks and Deborah L. Maddocks to Scott V. Lounder and Holly V. Lounder dated August 14, 2000 and recorded in Book 2947, Page 157 of said Registry.
2. Quitclaim Deed with Covenant from Hollis A. Maddocks to Scott V. Lounder and Holly V. Lounder dated October 22, 2021 and recorded in Book 7154, Page 306 of said Registry.
3. Quitclaim Deed from Deborah J. Connell, Conservator for Frances J. Davis to Hollis Maddocks dated February 16, 2021 and recorded in Book 7119, Page 888 of said Registry.

The description of said parcel was prepared from a Boundary Survey Plan for Hollis Maddocks, Bill Day Landing Road, Township 8 S.D., Hancock County, dated July 31, 2003, by David B. Pooler, Professional Land Surveyor, and is subject to such state of facts and notes which appear on said Boundary Survey Plan.

HANCOCK COUNTY

③ R: Cleary Law