

DLN: 1002440281801

WARRANTY DEED

David J. Sansouci and Janet H. Sansouci of Milbridge, Washington County, Maine, for consideration paid, grant(s) to Troy S. Bingaman and Lisa Bingaman, of Birdsboro, Berks County, Pennsylvania (whose mailing address is 12 Amity Park Road, Birdsboro, PA 19508) with Warranty Covenants, as Joint Tenants with Rights of Survivorship the following described real estate:

See "Exhibit A" Attached

For grantors' source of title, reference may be had to a deed from Carol Updegraff to the grantor(s) herein, dated October 21, 2014, recorded in Washington Registry of Deeds, Book 4105, Page 290.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness my/our hand(s) and seal(s) this 25th day of July, 2024.

WITNESS:

David J. Sansouci
David J. Sansouci

Janet H. Sansouci
Janet H. Sansouci

STATE OF MAINE

Hancock, ss

July 25, 2024

Then personally appeared the above named David J. Sansouci and Janet H. Sansouci and acknowledged the foregoing instrument to be his/her free act and deed.

Before me,

Amber L. Cobb
Notary Public/Justice of the Peace
Commission Expiration:

File No.: 2024-3330

Amber L. Cobb
Notary Public, State of Maine
My Commission Expires April 26, 2028

“Exhibit A”

A certain lot or parcel of land, together with buildings and improvements thereon, situated in Milbridge in the County of Washington, State of Maine, at Ray's Point in said Milbridge, bounded and described as follows:

Beginning at an iron stake driven into the ground which said stake is located on the Westerly side of the Ray's Point Road, so-called and which said stake marks the Northeast corner of a certain lot or parcel of land conveyed to Clifford Martin, Jr. and Rosalie Martin by Wilford A. Strout by his deed dated September 14, 1967 and recorded in the Washington County Registry of Deeds in Book 650, Page 268; thence proceeding in a generally Southerly direction following the Westerly side of the Ray's Point Road aforesaid a distance of One hundred feet more or less to another iron stake driven into the ground; thence proceeding in a generally Westerly direction to another iron stake driven into the ground which said stake is located on the shore of Back Bay, so called; thence proceeding in a generally Northerly direction following the shore of said Back Bay a distance of One Hundred Feet, more or less, to another iron stake driven into the ground; thence proceeding in a generally Easterly direction to the westerly side of the Ray's Point Road and the iron stake which marks the point of beginning.

Also being described as the Northerly half of that certain lot or parcel of land conveyed to Clifford Martin, Jr. and Rosalie Martin by Wilford A. Strout by his deed dated September 14, 1967 and recorded in the Washington County Registry of Deeds in Book 650, Page 268.

Also, a certain lot of parcel of land situated in Milbridge, County of Washington, State of Maine, Beginning at an iron pin on the Westerly side of Ray's Point Road and also the Northeasterly corner of the land of Vernon and Alice Pettigrew. Said pin being established by a survey made by Clement K. Hamilton, Reg. Land Surveyor.

Thence N 46 degrees W, 100 feet along Ray's Point Road to an iron pipe.

Thence S 41 degrees W, 193 feet to an iron pin near the shore of Back Bay, so-called.

Thence S 56 degrees W, 100 feet to an iron pin in the southwesterly corner of the land of Vernon and Alice Pettigrew.

Thence N 41 degrees E, 173.85 feet along the land of the above Pettigrews to the iron pin of beginning.

It must be noted that although the survey points are on the land and 12 to 15 feet from the shore that the property rights extend to mean high tide line.

The description was written November 8, 1971 by and from data secured by Clement K. Hamilton, Registered Land Surveyor No. 229 and by a survey made by Clement K. Hamilton on November 4 and 5, 1971.