

WARRANTY DEED
DLN NO.: 1002440282236

Francis J. DeRevere and Kati M. DeRevere, with a mailing address of 6 Echo Woods Road, Mount Desert, Maine 04660 and **Frank J. DeChiaro, II and Georgia K. DeChiaro**, with a mailing address of 1238 Lake Road, Newport, North Carolina 28570, FOR CONSIDERATION PAID, grant to **Brian C. Dunbar**, with a mailing address of 628 Springy Pond Road, Otis, Maine 04605, with WARRANTY COVENANTS, the following described real property located in the City of Otis, County of Hancock, State of Maine, being bounded and described as follows, to wit:

A certain lot or parcel of land delineated as Lot 23 on a survey entitled "Standard Boundary Survey of Lower Springy Pond Camp Lots in Otis, Hancock County, Maine by Diamond Occidental Forest, Inc.," dated January 8, 1991, and recorded in Plan File 24, No. 44 in the Hancock County Registry of Deeds.

Subject to all perspective easements and all easements of record.

The herein conveyed premises are conveyed subject to and with the benefit of certain covenants contained in the Declaration of Covenants, Conditions and Restrictions of Springy Pond Campowners Association, recorded in the Hancock County Registry of Deeds in Book 1856, Page 429 and amended in Book 3455, Page 277 and are also subject to a right of way, more particularly described in the recorded plan identified above, in favor of Springy Pond Campowners Association, recorded in the Hancock County Registry of Deeds in Book 1856, Page 427.

This conveyance is made upon the condition that the premises herein conveyed shall not be further subdivided within itself.

Being the same premises conveyed to Francis J. DeRevere, Kati M. DeRevere, Frank J. DeChiaro, II and Georgia K. DeChiaro by Quitclaim Deed of Adam Burke and April Burke dated August 9, 2022 and recorded at the Hancock County Registry of Deeds in Book 7224, Page 594.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Witness our hands and seals this 27 day of July, 2024.

[Signature]
Witness

[Signature]
Francis J. DeRevere

[Signature]
Witness

[Signature]
Kati M. DeRevere

State of Maine,
County of Hancock, ss

July 27, 2024

Personally appeared the above named Francis J. DeRevere and Kati M. DeRevere and acknowledged the foregoing instrument to be their free act and deed.

Before me,

[Signature]
Notary Public

Abby G Welch
Print Name

Abby G. Welch
Notary Public, State of Maine
My Commission Expires June 08, 2030

[Signature]
Witness
[Signature]
Witness

[Signature]
Frank J. DeChiaro, II
[Signature]
Georgia K. DeChiaro

State of North Carolina
County of Carteret, ss

July 26th, 2024

Personally appeared the above named Frank J. DeChiaro, II and Georgia K. DeChiaro and acknowledged the foregoing instrument to be their free act and deed.

Before me,

[Signature]

Notary Public

Devin Roth

Print Name

Devin Roth
Notary Public
Carteret County
North Carolina
My Commission Expires 5/27/2029

CARTERET COUNTY