Doc#: 2221
Bk: 4998 Pg: 297

NO TRANSFER TAX PAID

QUITCLAIM DEED WITH COVENANT

Rudy L. Bagley of Hancock, Hancock County, Maine, for consideration paid, grant to **Rudy L. Bagley** and **Ida L. Bagley**, husband and wife, whose mailing address is P.O. Box 64, Hancock, ME 04640, with QUITCLAIM COVENANT, as JOINT TENANTS, certain lots or parcels of land, situated in Milbridge, Washington County, Maine, bounded and described in Exhibit A attached hereto and made a part hereof.

WITNESS my hand this 26th day of March, 2023.

Rudy L Bagley
Rudy L. Bagley

STATE OF MAINE
COUNTY OF HANCOCK March 26, 2023

Then personally appeared the above-named Rudy L. Bagley and acknowledged the foregoing instrument to be his free act and deed.

Gary C. Hunt, Esq., Maine Bar No. 2354
Attorney at Law acting as notary public
pursuant to 4 M.R.S. §1056

STATE OF MAINE
COUNTY OF HANCOCK March 26, 2023

Then personally appeared the above-named Rudy L. Bagley who, being under oath, stated that the statement under Parcel Two in Exhibit A attached hereto, with respect to the termination of the life estate of Hazel E. Bagley, is true.

Gary C. Hunt, Esq., Maine Bar No. 2354
Attorney at Law acting as notary public
pursuant to 4 M.R.S. §1056

EXHIBIT A

Certain lots or parcels of land, together with buildings thereon, situated in Mllbridge, Washington County, Maine, bounded and described as follows, to wit:

PARCEL ONE

First Lot:

A 15.7 ± acre lot of land located on the westerly side of the "Ray's Point Road" and on the easterly shore of "Back Bay" in the town of Milbridge, county of Washington, state of Maine, said lot comprised of the remainder of the 2nd lot described in the deed of Hazel Bagley recorded in Bk. 1821, Pg. 250, and also comprised of the remainder of the lot described in the deed of George E. Strout recorded in Bk. 184, Pg. 485, said Strout lot claimed and occupied by Clarence Bagley before his death, said 15.7 acre lot shown on a survey plat by Eastern Surveying Co., inc. titled "Location survey for RUDY BAGLEY", dated September, 1993, to be recorded, said 15.7 acre lot more particularly bounded and described as follows:

All of said 2nd lot of Hazel Bagley described in Bk. 1821, Pg. 250 and all of said George Strout lot described in Bk. 184, Pg. 485 with the following exceptions:

Excepted from the 2nd lot, Bk. 1821, Pg. 250:
1) deed of Sophia Strout to Fraser, Bk. 471, Pg. 217;
2) deed of Sophia Strout to Fraser, Bk. 471, Pg. *362;*
3) deed of Clarence V. Bagley to Sharp, BK. 835, Pg. 3;
Exceptions 1, 2 and 3 comprise the Sharp lot shown on said plat.

4) deed of Clarence V. Bagley to Nichols, Bk. 595, Pg. 215;
5) deed of Clarence V. Bagley to Nichols, Bk. 574, Pg. 443;
6) deed of Sophia H. Strout to Evans, Bk. 479, Pg. 198;
7) deed of Clarence V. Baglev to Brown. Bk. 1644, Pg. 350;
8) deed of Clarence V. Bagley to Strout, Bk. 822, Pg. 207;
9) deed of Clarence V. Bagley to Gill, Bk. 1017, Pg. 47;
Exceptions 4 through 9 referenced on said plat.

10) deed of Clarence v. Bagley to Lovejoy, Bk. 574, Pg. 52, this located southwesterly of exception 7.

11) deed of Clarence V. Bagley to Grant, Bk. 552, PG. 527, this located southwesterly of exception 9.

Excepted from the George Strout lot, Bk. 184, Pg. 485:
12) deed of George E. Strout to Smith, Bk. 366, Pg. 452;
13) deed of George E. Strout to Brackett, Bk. 425, pg. 106, exceptions 12 and 13 comprising the Haskell lot shown on old plat.
14) deed of George E. Strout to Melanson, Bk. 366, PC.512;
15) deed of George B. Strout to Hussey, Bk. 383, Pg. 205, exceptions 14 and 15 comprising the Ysewyn lot shown on said plat.

16) deed of George E. Strout to Squier, Bk. 366, Pg. 451, this being the Blackford lot shown on said map.

17) deed of George E. Strout to Pratt, Bk. 376, Pg. 471;
18) deed of George E. Strout to Pratt, Bk. 376, Pg. 472, exceptions 17 and 18 comprising the Plummer lot shown on said plat.

19) deed of George E. Strout to Simmons, Bk. 378, Pg. 348, this being the Simpson lot shown on said plat.

20) deed of George E. Strout to Spence, Bk.376, Page 429, this being referenced on said plat;

21) deed of Clarence V. Bagley to Tangen, Bk. 580, Pg. 257;
22)deed of Clarence V. Bagley to White, Bk. 625, Pg. 598, exceptions 21 and 22 comprising the Tangen lot shown on said plat.

Second Lot:

A lot of land located on the southerly side of "Ray's Point Road" and on the northerly shore of "Wallace Cove" in the town of Milbrldge, county of Washington, state of Maine, said lot being the remainder of the First parcel described in the deed of Clarence V. Bagley recorded in Bk.479, Pg. 468, said lot consisting mainly of, but not limited to, a roadway from said "Ray's Point Road" southerly to Wallace Cove, said lot more particularly bounded and described aa follows:

All of said Clarence V. Bagley lot described as the first parcel in Bk. 479, Pg. 468 with the following exceptions:

23) deed of Clarence V. Bagley to Fickett, Bk. 562, Pg. 555;
24) deed of Clarence V. Bagley to Harding, Bk. 468, Pg. 38;
25) deed of Clarence V. Bagley to Harding, Bk. 468, Pg. 39;
26) deed of Sophia H. Strout to Stevens, Bk. 383, Pg. 238;
27) deed of Sophia Strout to Stevens, Bk. 430, Pg. 406;
28) deed of Sophia Strout to Stevens, Bk. 435, Pg. 313;
29) deed of Clarence V. Bagley to Tucker, Bk. 456, Pg. 302;
30) deed of Clarence *V.* Bagley to Tucker, Bk. 508, Pg. 466.

The above described "PARCEL ONE" comprised of the "FIRST LOT" and "SECOND LOT", are the same premises described in a deed from Hazel E. Bagley to Rudy L. Bagley and Alice M. Bagley, as joint tenants, dated March 17, 1994, recorded in the Washington County Registry of deeds in Book 1913, Page 187. The said Alice M. Bagley died February 1, 2017, and title to the above-described "PARCEL ONE" vested in Rudy L. Bagley as the surviving joint tenant.

PARCEL TWO:

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

Bounded on the north by the former Rosco Bagley lot, so called; east by the waters of Flat Bay; south by the land once owned by Alton E. Strout and west by the town road, containing three acres, more or less.

The above described premises being the first lot described in a deed from Sophia H. Strout to Clarence V. Bagley dated February 7, 1945 and recorded with the Washington County

Registry of Deeds in Book 508, Page 394.

Reference is also made to Deed of Distribution from Rudy Leigh Bagley, Personal Representative of the Estate of Clarence V. Bagley to Hazel E. Bagley, in which the above-described premises is identified as the first lot, dated November 30,1992, and recorded with the Washington County Registry of Deeds in Book 1821, Page 250.

Being the same premises described in a deed from Hazel E. Bagley to Rudy L. Bagley and Gilford R. Bagley dated December 15, 1998, recorded in the Washington County Registry of Deeds in Book 2792, Page 329 and in a deed from Gilford R. Bagley to Rudy L. Bagley dated June 26, 2000, recorded in said Registry in Book 2486, Page 218.

The said Hazel E. Bagley reserved a life estate in the afore-cited deed recorded in Book 2792, Page 329 which terminated upon her death on February 7, 2007.

PARCEL THREE:

A certain lot or parcel of land, together with any buildings thereon, situated on the southerly shore of Flat Bay in the Town of Milbridge, County of Washington, State of Maine, described in a deed from Dina M. Bradbury to Rudy L. Bagley dated May 26, 2005, recorded in the Washington County Registry of deeds in Book 3013, Page 5893 as follows:

"Beginning at a 3/4" diameter iron re-rod found on the easterly side of "Ray's Point Road" on the southerly bound of a lot of land now or formerly of Strout, recorded at the Washington County Registry of Deeds in Book 951, Page 151 and as shown on a map filed in Hanger 1, Slip 191;

Thence North seventy seven degrees, fifty one minutes, zero seconds East (N. 77° 51' 00" E.), five hundred forty five and eight tenths feet (545.8'), along the southerly bound of said Strout lot, along a line generally defined by old wire fence, to another 3/4" diameter iron re-rod found;

Thence North seventy seven degrees, fifty one minutes, zero seconds East (N,. 77' 51' 00" E.) Thirty feet (30'), more or less, along said Strout lot southerly bound to high water mark of Flat Bay,

Thence generally southeasterly, easterly and northeasterly for about seven hundred eighty feet (780') along said high water mark, to a point;

Thence South seventeen degrees, twenty eight minutes, ten seconds East (S. 17° 28' 10" E.) Twenty four feet (24'), more or less, by a line of division through land of the grantor, to a 5/8" diameter iron re-rod set, said rod bearing North sixty degrees, two minutes, forty five seconds East, (N. 60° 02' 45" E.), distant five hundred fifty nine and zero tenths feet (559.0') from the last referenced 3/4" diameter iron re-rod;

Thence South seventeen degrees, twenty eight minutes, ten seconds East (S. 17° 28' 10" E.), continuing by a line of division through land of the grantor, to a 5/8" diameter iron re-rod set on remnants of old cedar rail and wire fence on or near the southerly bound of land of the grantor;

Thence westerly along a line generally defined by said remnants of old cedar rail and wire fence, along the southerly bound of land of the grantor, to an **iron pipe** found, said pipe bearing South seventy four degrees, forty two minutes, fifteen seconds West (S. 74° 42' 15" W.) Distant four hundred eighty five and nine tenths feet (485.9') from the last referenced 5/8" diameter iron re-rod;

Thence continuing westerly along the southerly bound of land of the grantor, fifty feet (50'), more or less, to the center line of the traveled way of said "Ray's Point Road;"

Thence generally northwesterly, along said center line, to a point;

Thence North seventy- seven degrees, fifty- one minutes, zero seconds East (77° 51' 00" E.) Thirty two feet (32'), more or less, to the 3/4" diameter iron re-rod described at the point of beginning, said road (*sic*)(*recte* re-rod) bearing North fifty- two degrees, twenty three minutes, zero seconds West (N. 52° 23' 00" W.), distant one thousand fifty four and eight tenths feet (1,054.8') from the last referenced **iron pipe**.

Containing sixteen and nine tenths (16.9) acres, more or less;

Subject to a free, open and unobstructed right, privilege and easement to pass and repass on foot and with vehicles at any and all times and to construct, lay, relay, repair, maintain, replace and remove utility pipes, mains, poles and wires, with all necessary fixtures and appurtenances upon, under or over a way for the benefit of the grantor, her heirs and assigns, and all others who may now have or may hereafter acquire similar rights therein over a strip of land thirty feet (30') wide extending from the Ray's Point Road, so called, over the southerly portion of the above-described lot, the center line of said right of way to be coincident with the center line of the gravel road now existing on the above-described lot, and presumed to be the same center line as is described in a deed from Clarence V. Bagley to Alan H. And Leone G. Krulisch, dated June 16,1970 and recorded in the Washington County Registry of Deeds, Book 627, Page 321.

Also subject to a sixteen and five tenths foot (16.5') right of way, along with the right to install and maintain utilities, for the benefit of Alan H. And Leone G. Krulisch, as described in a deed dated June 16, 1970 and recorded in the Washington County Registry of Deed, Book 627, Page 321, said right of way presumed to be coincident with the center line of the said gravel road."

Received
Recorded Register of Deeds
Mar 30,2023 11:25:17A
Washington County
Tammy C. Gay