

## TRUSTEE'S DEED

**DANIEL ALEXANDER MCGRAW**, Trustee of the **DANIEL ALEXANDER MCGRAW TRUST**, with a mailing address of 529 Morgan Bay Road, Surry, Maine 04684, by the Power conferred by law, and every other power, GRANTS to **CREATURE QUARTERS, LLC**, a Maine limited liability company, having a mailing address of P.O. Box 777, Blue Hill, Maine 04614, a certain lot or parcel of land together with any and all improvements thereon, situated in the Town of Surry, Hancock County, Maine, and being more particularly described on Exhibit "A" attached hereto.

Grantor's source of title is a deed dated August 19, 2009, from Daniel A. McGraw to Daniel Alexander McGraw, Trustee of the Daniel Alexander McGraw Trust, dated August 13, 2009, and recorded in Book 5277, Page 222 of the Hancock County Registry of Deeds and a deed dated August 13, 2009, from Daniel A. McGraw and Nancy-F. McGraw to Daniel Alexander McGraw, Trustee of the Daniel Alexander McGraw Trust, dated August 13, 2009 and recorded in Book 5274, Page 207 of said Registry.

IN WITNESS WHEREOF, I, **DANIEL ALEXANDER MCGRAW**, Trustee of the Daniel Alexander McGraw Trust, set my hand and seal this 27 day of FEBRUARY, 2018.

**DANIEL ALEXANDER MCGRAW TRUST**

By: Daniel Alexander McGraw  
As: Trustee

STATE OF Maine  
COUNTY OF Hancock

February 27, 2018

Then personally appeared the above named, **DANIEL ALEXANDER MCGRAW**, Trustee, and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before me,

Alison King  
Notary Public

Attorney at Law

My Commission Expires:

N/A

Alison King  
Print Name / Affix Seal

EXHIBIT "A"

A certain LOT or PARCEL of land located on the southwesterly side of Atlantic Lane, located in the Town of Surry, Hancock County, Maine, bounded and described as follows, to-wit:

COMMENCING at a one (1) inch iron bolt set in the ground at the point of beginning of a Property Line Agreement between James E. Wood, Jr. & Constance C. Wood and Daniel A. McGraw, dated May 29, 1997 and recorded at the Hancock County Registry of Deeds in Book 2656, Page 632, said point of commencement lying on the northwesterly line of Lot 38 as shown on a Plan entitled "Blue Hill Road Subdivision" recorded in Plan File 14-11 at said Registry, said point of commencement also being the southerly corner of land as described in a deed from Daniel A. McGraw and Nancy F. McGraw to Daniel Alexander McGraw, Trustee of the Daniel Alexander McGraw Trust, dated August 13, 2009 and recorded at said Registry in Book 5274, Page 207;

THENCE North 34 degrees 54 minutes East by and along the southeasterly line of land now or formerly of said McGraw (Book 5274, Page 207), said northwesterly line of Lot 38 (Plan File 14-11) and by and along the northwesterly line of land as described in Parcel No. 2 of a deed from Daniel A. McGraw to Daniel Alexander McGraw, Trustee of the Daniel Alexander McGraw Trust, dated August 19, 2009 and recorded at said Registry in Book 5277, Page 222, four hundred twenty and eighty-one hundredths (420.81) feet to a one (1) inch iron bolt set flush with the ground at a southerly corner of land as described in Parcel No. 1 of said McGraw deed, Book 5277, Page 222;

THENCE North 18 degrees 43 minutes West by and along a southwesterly line of land of said Parcel No. 1 (Book 5277, Page 222) and by and along a northeasterly line of land now or formerly of said McGraw (Book 5274, Page 207), forty and seventy-seven hundredths (40.77) feet to the POINT OF BEGINNING;

THENCE South 38 degrees 06 minutes 16 seconds West through land now or formerly of said McGraw (Book 5274, Page 207), one hundred forty and sixty-nine hundredths (140.69) feet to a one (1) inch iron bolt set flush with the ground;

THENCE North 51 degrees 53 minutes 44 seconds West through land now or formerly of McGraw (Book 5274, Page 207), one hundred fifty-six and fifty hundredths (156.50) feet to a one (1) inch iron bolt set in the ground;

THENCE North 38 degrees 06 minutes 16 seconds East through land now or formerly of McGraw (Book 5274, Page 207), two hundred forty-three and one hundredth (243.01) feet to a point on said southwesterly line of land now or formerly of McGraw (Book 5277, Page 222) (Parcel No. 1), which lies North 18 degrees 43 minutes West, one hundred eighty-six and ninety-eight hundredths (186.98) feet from the point of beginning;

THENCE North 12 degrees 48 minutes 56 seconds West by and along said southwesterly line of land now or formerly of McGraw (Book 5277, Page 222) (Parcel No. 1) and beyond, fifty-six and four hundredths (56.04) feet to a one (1) inch iron bolt set flush with the ground on the southwesterly sideline of a fifty (50) foot wide right of way to be conveyed which encompasses Atlantic Lane as it now exists on the ground;

THENCE South 51 degrees 53 minutes 44 seconds East by and along said southwesterly sideline of a fifty (50) foot wide right of way to be conveyed, two hundred and no hundredths (200.00) feet to a one (1) inch iron bolt set in the ground;

THENCE South 38 degrees 06 minutes 16 seconds West through land of now or formerly of said McGraw (Book 5277, Page 222) (Parcel No. 1), one hundred thirty-seven and sixty-five hundredths (137.65) feet to the point of beginning and containing 1.02 acres.

TOGETHER WITH a non-exclusive fifty (50) foot wide right of way to be used together with the herein Grantor and all others who have similar rights, which right of way encompasses Atlantic Lane as it now exists on the ground over and across land as described in Parcel No. 1 of a deed from Daniel A. McGraw to Daniel Alexander McGraw, Trustee of the Daniel Alexander McGraw Trust, dated August 19, 2009 and recorded at said Registry in Book 5277, Page 222, said right of way to be used for all purposes of a way, including ingress and egress by vehicle and transmission of utilities, a portion of the southwesterly sideline running by and along the

northeasterly line of the above described 1.02 acre parcel, the centerline of said fifty (50) foot wide right of way is described as follows:

BEGINNING at a point which lies North 38 degrees 06 minutes 16 seconds East, twenty-five and no hundredths (25.00) feet from the easterly corner of the above described 1.02 acre parcel;

THENCE through land now or formerly of said McGraw (Book 5277, Page 222) (Parcel No. 1), the following courses and distances:

North 51 degrees 53 minutes 44 seconds West, two hundred forty and eighty hundredths (240.80) feet;

North 45 degrees 07 minutes West, one hundred fifty and seventy-one hundredths (150.71) feet;

North 75 degrees 10 minutes West, one hundred thirty-three and eighty-one hundredths (133.81) feet;

North 56 degrees 08 minutes West, two hundred seventy-four and one hundredths (274.01) feet;

North 44 degrees 02 minutes West, three hundred eight and ninety-eight hundredths (308.98) feet to the southeasterly sideline of Route 172 at a point which bears South 34 degrees 32 minutes West by and along said sideline one thousand two hundred forty-two and eleven hundredths (1,242.11) feet from a granite monument at Station 47+50 according to a Right of Way Map prepared by the Maine State Highway Commission of Federal Aid Project No. S-0250(2), dated April, 1961.

RESERVING TO THE HEREIN GRANTOR, a utility easement, appurtenant to all portions of the remaining lands of Grantor as described in Book 5274, Page 207 and Book 5277, Page 222, and SUBJECT TO the easement granted to Kenneth J. Dugas in a deed from the herein grantor dated July 20, 2016 and recorded in Book 6604, Page 83 of the Hancock County Registry of Deeds. Said easement is bounded and described as follows:

BEGINNING at a point on the northwesterly line of the above described 1.02 acre parcel, said point lying North 38 degrees 06 minutes 16 seconds East, one hundred eighty-seven and ten hundredths (187.10) feet from the westerly corner of said above described 1.02 acre parcel;

THENCE North 38 degrees 06 minutes 16 seconds East by and along the northwesterly line of said above described 1.02 acre parcel, thirty-eight and twelve hundredths (38.12) feet to a point;

THENCE through said above described 1.02 acre parcel, the following courses and distances:

North 90 degrees East, forty (40) feet;

South 00 degrees East, thirty (30) feet;

South 90 degrees West, sixty-three and fifty-three hundredths (63.53) feet to the point of beginning and containing 1,553 square feet.

BEARINGS in the above described 1.02 acre lot, right of way and utility easement are oriented to Grid North, Maine East Zone.

The above described 1.02 acre lot being a PORTION OF the premises as described in Parcel No. 1 of a deed from Daniel A. McGraw to Daniel Alexander McGraw, Trustee of the Daniel Alexander McGraw Trust, dated August 19, 2009 and recorded at the Hancock County Registry of Deeds in Book 5277, Page 222 and a PORTION OF the premises as described in a deed from Daniel A. & Nancy F. McGraw to Daniel Alexander McGraw, Trustee of the Daniel Alexander McGraw Trust, dated August 13, 2009 and recorded at said Registry in Book 5274, Page 207.

The above description was prepared by Stephen R. Salsbury, PLS #2207, Herrick & Salsbury, Inc., based upon its plan entitled "Division of Lots for: Daniel McGraw Atlantic Lane Surry, Hancock County, Maine" dated March 9, 2016.

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