



OR BK 6539 PGS 52 - 54
INSTR # 2016003089
HANCOCK COUNTY, ME

03/17/2016 09:08:57 AM
JULIE A. CURTIS
REGISTER OF DEEDS

WARRANTY DEED

MARY L. HOPKINS AND BENJAMIN HOPKINS, whose address is 89 Horse Farm Road, Trenton, ME 04605, for consideration paid, grant to **BRIAN T. ALDERMAN AND JULIE M. ALDERMAN**, whose address is 53 River Field Road, Trenton, ME 04605, as joint tenants, with **WARRANTY COVENANTS**, a certain lot or parcel of land, with any improvements thereon, located in the Town of Trenton, County of Hancock and State of Maine, being more particularly bounded and described as follows, to wit:

A certain lot or parcel of land situated on the most westerly side of Route 230 in the Town of Trenton, County of Hancock and the State of Maine, bounded and described as follows:

Beginning at a found iron bolt at or near the Westerly sideline of Route 230 an line of land now or formerly owned by Rich, said bolt being on the most northeasterly line of land now owned by H.C. Haynes, Inc., as described in a deed dated December 16, 1998, and recorded in the Hancock County Registry of Deeds in Vol. 2795, Page 434;

Thence N 33° 52' W along line of said Rich and continuing along line of land now or formerly of Kelley, Robidoux, Kelley and Higgins Heirs a distance of one thousand nine hundred twelve and seven tenths (1,912.7') feet to a found 5/8 inch iron rod on said line of Higgins Heirs and on the southwesterly side of an existing gravel road;

Thence S 57° 52' W along a blue blazed line a distance of nine hundred fifty-three and two tenths (953.2') feet to a set 5/8 inch rebar on line of land now or formerly of Parker, said rebar also being on the most southwesterly line of said Haynes;

Thence S 33° 52' E along land of said Parker a distance of eight hundred sixty-five and zero tenths (865.0) feet to a set 5/8 inch rebar on said line of said Parker;

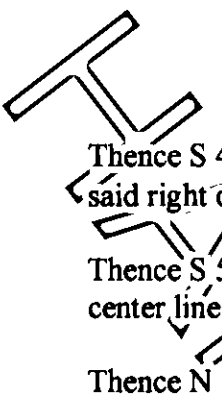
Thence N 57° 51' E along a blue blazed line a distance of four hundred sixty-seven and three tenths (467.3') feet to a set 5/8 inch rebar and pile of stones in the center of the fifty (50') foot wide right of way to be described below;

Thence S 30° 19' E a distance of eight hundred fifty-six and one tenth (856.1') feet along the center line of said right of way to a point on the center line of said right of way;

Thence S 38° 00' E a distance of two hundred seventy-eight and three tenths (278.3') feet along the center line of said right of way to a point on the center line of said right of way;

Thence S 24° 08' E a distance of one hundred thirty-nine and five tenths (139.5') feet along the center line of said right of way to a point on the center line of said right of way;

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Thence S 45° 45' E a distance of ninety-nine and eight tenths (99.8') feet along the center line of said right of way to a point on the center line of said right of way;

Thence S 59° 59' E a distance of one hundred eighty-nine and five tenths (189.5') feet along the center line of said right of way to a point on the center line of said right of way;

Thence N 89° 44' E a distance of one hundred nine (109'+/-) feet, more or less, along the center line of said right of way to point in the center of the above-mentioned Route 230;

Thence generally northerly along the center of said Route 230 distance of six hundred (600'+/-) feet, more or less to a point in the center of said Route 230 and at a corner of the above mentioned Haynes land;

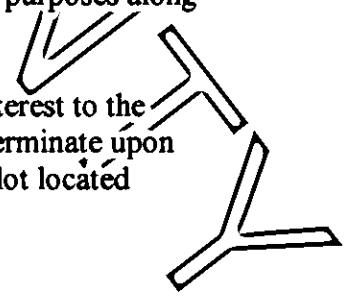
Thence N 33° 52' W a distance of forty-five (45'+/-) feet, more or less, to the point of beginning. All bearings are based on a 1984 magnetic observation.

EXCEPTING AND RESERVING TO THE GRANTOR in common by the Grantor, and all others who may now have or hereafter acquire similar rights, their respective heirs and assigns, a right of way, for all purposes of a way, including ingress, egress and the installation, maintenance, and replacement of all utility services as defined in 33 M.R.S.A. §458, fifty (50) feet in width leading northwesterly from Route 230, the centerline of which is the northeasterly side line of land now or formerly of Madore, all as depicted on the subdivision plan recorded in the Hancock County Registry of Deeds in File 31, No. 137.

EXCEPTING AND RESERVING, all rights of the public to the portion of the Route 230 right of way which forms the easterly boundary of the above described lot.

ALSO EXCEPTING AND RESERVING to Herbert C. Haynes, Inc., a/k/a H.C. Haynes, Inc., and its successors and assigns, a twenty-five foot (25') wide right of way, for all purposes of a way, including the right to construct and maintain a road as well as the placement of utilities, over the strip of land running from Route 230 northwesterly along the above described lot and adjacent to and northeasterly of its southwesterly boundary. This reservation includes the right to install, maintain, repair and operate utility services within said right of way along with the right to assign such rights to utility companies and others. Also reserved is the right to use said right of way for all purposes, including but not limited to, forestry operations, forest management purposes, sivilcultural activities and transportation for forestry and sivilcultural purposes along with the right to assign such rights to other landowners.

All rights of Herbert C. Haynes, Inc., (but not the rights of its successors in interest to the adjacent lot to the southwest) to the foregoing fifty foot (50') easement shall terminate upon payment in full of the mortgage Haynes holds on above described lot and the lot located



southwesterly at the above described lot. This imitation shall terminate upon Haynes' reacquisition of the above described lot or the adjacent by foreclosure or otherwise.

ALSO EXCEPTING AND HEREBY NOT CONVEYING, that portion of the premises known as Lots No. 1 through 7 being described on the Corrective Plan Horse Farm Subdivision for James J. Beaudoin dated February 17, 2003, prepared by Civil Engineering Services and recorded in the Hancock County Registry of Deeds in File 31. No.137, on March 14, 2003.

Meaning and intending to convey the same premises conveyed from Mary L. Hopkins, fka Mary A. Leland to Mary L. Hopkins and Benjamin Hopkins by deed dated November 16, 2011 and recorded at the Hancock County Registry of Deeds in Book 5720, Page 217.

WITNESS our hands and seals this 11 day of March, 2016.

Witness

Mary L. Hopkins

Witness

Benjamin Hopkins

STATE OF MAINE
COUNTY OF HANCOCK ss.

3-11, 2016

Then personally appeared the above-named Mary L. Hopkins and Benjamin Hopkins and acknowledged the foregoing instrument to be their free act and deed.

Ji.
Attorney at Law/Notary Public

Todd G. Noyes
Attorney At Law