

PART OF

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JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX NOT PAID

QUITCLAIM DEED WITH COVENANT

JOYCE CANDAGE TYLER, having a mailing address of 455 Ellsworth Road, Blue Hill, Maine 04614, for consideration paid, GRANTS to KEAVENY TYLER, having a mailing address of 260 South Street, Blue Hill, Maine 04614, TAMARA E. TYLER, of Westport Island, Wiscasset, Maine, KYLE TYLER, of Blue Hill, Maine and KIMBERLY T. GRANGER, of Iron Station, North Carolina as TENANTS IN COMMON, with QUITCLAIM COVENANT, certain lots or parcels of land, situated in Blue Hill, Hancock County, Maine, being the same premises described in the following deeds:

1. Harry Tyler to Harry Tyler and Joyce Tyler, dated May 23, 1975, recorded at the Hancock County Registry of Deeds in Book 1216, Page 134;
2. Harvey C. Saunders and Gertrude L. Saunders to Harry Edward Tyler and Joyce Candage Tyler, dated March 3, 1986, recorded at the Registry in Book 1571, Page 178;
3. Marjorie G. Herrick to Harry Edward Tyler and Joyce Candage Tyler, dated March 3, 1986, recorded at the Registry in Book 1571, Page 180;
4. Harvey C. Saunders and Gertrude L. Saunders to Harry Edward Tyler and Joyce Candage Tyler, dated September 23, 1976, recorded at the Registry in Book 1272, Page 475;
5. Harry Edward Tyler, Joyce Candage Tyler and Tamara Tyler to Harry Edward Tyler and Joyce Candage Tyler, dated August 26, 1999, recorded at the Registry in Book 2864, Page 14.
6. All other real property owned by Joyce Candage Tyler.

EXCEPTING from the above-described premises all properties previously conveyed by Harry Edward Tyler and Joyce Candage Tyler to third parties, excepting

the property conveyed by Harry Edward Tyler and Joyce Candage Tyler to themselves and Tamara Tyler by deed dated November 14, 1991, recorded at the Registry in Book 1894, Page 250, which property was subsequently re-conveyed to Harry Edward Tyler and Joyce Candage Tyler by deed recorded at the Registry in Book 2864, Page 14, which lot shall be included in the premises conveyed herein.

EXCEPTING and RESERVING to the Grantor herein, Joyce Candage Tyler, Lots 3, 5, 6, 9 and 10 of Pret's Subdivision, a copy of said Plan being recorded at the Hancock County Registry of Deeds in Plan File 31, No. 147.

Joyce Candage Tyler acquired title in part as surviving joint tenant, Harry Edward Tyler having died on January 17, 2008.

WITNESS my hand and seal this 19th day of December, 2017.

Joyce Candage Tyler
Joyce Candage Tyler

STATE OF MAINE
HANCOCK, SS

December 19, 2017

Then personally appeared the above named JOYCE CANDAGE TYLER and acknowledged the foregoing instrument to be her free act and deed.

Before me, Ellen S. Best
Notary Public

Print name of Notary

Ellen S. Best, Notary Public
State of Maine

My commission expires:

My Commission Expires 5/8/2021

© INM
Ret Ellen
Best

Property description
of subject property

Tyler 2.57± Acres

Description Of Land

A certain lot or parcel of land situated in Blue Hill, Hancock County, Maine with any buildings thereon, bounded and described as follows:

Beginning at an un-marked point at the southeasterly sideline of Route 172 also known as Ellsworth Road and at the southerly sideline of Larnus Lane shown as a fifty foot right of way on a plan entitled Larnus Hill recorded in Plan File 19, Number 174 at Hancock County Registry of Deeds bearing South forty-two degrees forty-three minutes thirty-six seconds West (S. 42° 43' 36" W.) and fifty and seventy-five hundredths (50.75) feet distant from a 1 inch iron bolt at the northerly sideline of said Larnus Lane;

thence South thirty-seven degrees twenty-two minutes fifty seconds East (S. 37° 22' 50" E.) by and along said southerly sideline of Larnus Lane two hundred six and seventeen hundredths (206.17) feet to an un-marked point;

thence South seventy-one degrees four minutes thirty seconds East (S. 71° 04' 30" E.) by and along said southerly sideline of Larnus Lane one hundred twenty-three and twenty-three hundredths (123.23) feet to an un-marked point;

thence South forty-seven degrees eight minutes forty seconds West (S. 47° 08' 40" W.) by and along Lot 15 shown on said plan of Larnus Hill, said lot conveyed in a deed from Daniel R. Gray and Lindley C. Gray to James Paulus and Bonnie Paulus dated May 19, 2015 and recorded in Book 6391, Page 313 at said Registry eighteen and forty-five hundredths (18.45) feet to a 1 inch iron bolt;

thence continuing the same course South forty-seven degrees eight minutes forty seconds West (S. 47° 08' 40" W.) by and along said Lot 15 being said land of Paulus two hundred and sixty hundredths (200.60) feet to a 1 inch iron bolt;

thence South forty-four degrees eleven minutes forty seconds East (S. 44° 11' 40" E.) by and along said Lot 15 being land of Paulus two hundred nineteen and thirty-four hundredths (219.34) feet to an un-marked point;

thence South forty-five degrees forty-eight minutes twenty seconds West (S. 45° 48' 20" W.) by and along Lot 14 shown on said plan of Larnus Hill, said lot conveyed in a deed from Carol Lamerson to Ellen Lamerson dated April 4, 2008 and recorded in Book 4470, Page 256 at said Registry sixty-seven and seventy-three hundredths (67.73) feet a $\frac{3}{4}$ inch iron rod with surveyors ID number 2221 set in rock;

thence continuing the same course South forty-five degrees forty-eight minutes twenty seconds West (S. 45° 48' 20" W.) by and along Lot 6 shown on a survey plan of Pret's Meadow Subdivision recorded in Plan File 31, Number 147 at said Registry, being a remaining portion of land conveyed in a deed to Harry Edward Tyler and Joyce Candage Tyler dated September 23, 1976 and recorded in Book 1272, Page 475 at said Registry fifty-three and ninety-five hundredths (53.95) feet to an un-marked point in a small pond in a pit;

thence North forty degrees thirty-eight minutes twenty-seven seconds West (N. 40° 38' 27" W.) by and along a remaining portion of said land of Tyler sixty-two and four hundredths (62.04) feet to a $\frac{5}{8}$ inch iron rod set with surveyors ID Number 2221;

thence continuing the same course North forty degrees thirty-eight minutes twenty-seven seconds West (N. 40° 38' 27" W.) by and along said remaining land of Tyler four hundred sixty-three and eighty-eight hundredths (463.88) feet to a 5/8 inch iron rod set with surveyors ID Number 2221;

thence continuing the same course North forty degrees thirty-eight minutes twenty-seven seconds West (N. 40° 38' 27" W.) by and along said remaining land of Tyler eight and fifty-hundredths (8.50) feet to an un-marked point at the un-marked point at the southeasterly sideline of Route 172 also known as Ellsworth Road;

thence generally northeasterly by a curve to the left with a radius of 2332.01 feet by and along said sideline of Route 172 an arc distance of two hundred thirty-four and forty-four hundredths (234.44) feet to a granite monument;

thence continuing generally northeasterly along a curve to the left with a radius of 2332.01 feet by and along the sideline of Route 172 also known as Ellsworth Road an arc distance of forty-two and six hundredths (42.06) feet to the point of beginning.

Containing two and fifty-seven hundredths (2.57) acres more or less.

Bearings mentioned above are oriented to True North.

The above described lot or parcel of land is a portion of land conveyed in a deed from Harvey C. Saunders and Gertrude L. Saunders to Harry Edward Tyler and Joyce Candage Tyler dated September 23, 1976 and recorded in Book 1272, Page 475 at said Registry, Kimberly Granger appointed Personal Representative of the estate of Joyce Candage Tyler recorded in Book 7108, Page 110 at said Registry.

The above description of land is taken from a boundary survey for Joyce Tyler Estate dated April 16, 2021 by Allen-Bowden, Inc. and certified by Richard I. Bowden, Maine Professional Land Surveyor #2221.