

18833

BK2544 PG097

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That We, EDWARD G. WOOD III and KATHRYN P. WOOD, husband and wife, of Tremont, Hancock County, Maine, for consideration paid GRANT to RENN RICHMAN, having a mailing address of P.O. Box 87, Cranberry Isles, Maine 04625, with Warranty Covenants, a certain lot or parcel of land, together with the dwelling, garage and all other improvements thereon, situated at West Tremont in the Town of Tremont, Hancock County, Maine, bounded and described as follows, to wit

Beginning at a 3/4" rebar (with a surveyor's ID cap stamped "T.W. Benson PLS #2262) set into the ground on the southeasterly side line of the Clark Point Road at a point which bears North thirty eight degrees seven minutes thirty seconds East (N. 38° 07' 30" E.) of and one hundred eighty-two and thirty-three hundredths (182.33) feet distant from the northwest corner of the parcel of land described as conveyed in the deed dated February 24, 1993, recorded in Book 2068, Page 158 at the Hancock County Registry of Deeds from Willis C. McDonald to Edward G. Wood III and Kathryn P. Wood; thence South forty six degrees thirty minutes zero seconds East (S. 46° 30' 00" E.) fifty five (55) feet to a 3/4" rebar and stones set in the ground; thence North eighty five degrees thirty minutes zero seconds East (N. 85° 30' 00" E.) one hundred ten (110) feet to a 3/4" rebar and stones set in the ground; thence North forty four degrees forty minutes zero seconds East (N. 44° 40' 00" E.) one hundred twenty two and fifty six hundredths (122.56) feet to a 3/4" rebar and stones set in the ground; thence North twenty one degrees eleven minutes zero seconds West (N. 21° 11' 00" W.) fifty five and eighty two hundredths (55.82) feet to an axle set in the ground; thence North sixty degrees nineteen minutes zero seconds East (N. 60° 19' 00" E.), but always following line of the land conveyed by deed dated July 22, 1975, recorded in Book 1225, Page 144 at the said Registry of Deeds from Maurice L. Seavey et al to Maurice L. Seavey and Carol J. Seavey, eighty six (86) feet to a 3/4" rebar set in the ground; thence North fifty one degrees forty six minutes fifteen seconds West (N. 51° 46' 15" W.) two hundred and fifty seven hundredths (200.57) feet to a 3/4" rebar set in the ground; thence South one degree thirty one minutes zero seconds West (S. 01° 31' 00" W.) thirty five (35) feet to a 3/4" rebar set into the ground on the easterly side line of the aforesaid parcel of land described as conveyed in the deed recorded

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in Book 2068, Page 158 at the said Registry of Deeds; thence North thirty-two degrees twenty-seven minutes fifteen seconds West (N. 32° 27' 15" W.), but always following the easterly side line of the aforesaid parcel of land described as conveyed in the deed recorded in Book 2068, Page 158 at the said Registry of Deeds, fourteen and seventy-six hundredths (14.76) feet to a point on the southeasterly side line of the Clark Point Road; thence in a general southerly and thence southwesterly direction, but always following the southeasterly side line of the Clark Point Road, two hundred ninety-five (295) feet, more or less, to the point of beginning. Containing 40,000 square feet of land.

The herein conveyed premises are depicted on a survey ("Plan of Standard Boundary Survey For Edward G. Wood III & Kathryn P. Wood - Clark Point Road - West Tremont, Maine...") prepared on April 27, 1996 by Thomas W. Benson.

WITNESS our hands this 5th day of June in the year of our Lord one thousand nine hundred and ninety-six.

Edward G. Wood III
Edward G. Wood III

Kathryn P. Wood
Kathryn P. Wood

STATE OF MAINE
COUNTY OF HANCOCK

Personally appeared the above-named Edward G. Wood III and acknowledged the above instrument to be his free act and deed.
Before me,

Carla A. Hall

Notary Public
CARLA A. HALL
NOTARY PUBLIC MAINE

Printed Name of Notary

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REGISTRY OF DEEDS
HANCOCK COUNTY SS.
Margie Peterson

REGISTER

SEAL

COUNTY