

BK: OR 7314 PAGE: 849 # OF PGS: 2
03/19/2024 01:46:42 PM Inst # 2024002829
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX PAID
eRecorded Document

QUITCLAIM DEED

Maine Statutory Short Form

DLN: 1002440267620

KNOW ALL MEN BY THESE PRESENTS that **MICHAEL D. PIIRAINEN** of Hudson, County of Penobscot, and State of Maine, for consideration paid, grants to **WILLIAM MICHAEL STEINHARTER** whose mailing address is 53 Margaret Lane, Stonington, ME 04681 with **QUITCLAIM COVENANT**, the real property situated in Deer Isle, County of Hancock, and State of Maine more particularly described in Exhibit A attached hereto and incorporated herein by reference.

See attached Exhibit A

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of March, 2024.

Witness

Michael D. Piirainen

State of Maine

Date: 3-19-24

County of Penobscot

Personally appeared the above named Michael D. Piirainen and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public/Attorney at Law

Print Name: Katherine R. Malie

Commission Expires:

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated on the Sunshine Road, in Deer Isle, Hancock County, Maine, described as follows:

Beginning at a 3/4 inch iron pin set near the northerly sideline of the Sunshine Road, so-called, at the most westerly corner of premises conveyed to Pamela Betts Kofton by deed of Robert E. Betts, Sr., dated October 20, 1992 and recorded in the Hancock County, Maine, Registry of Deeds in Book 2018, Page 251; thence N. 54° 54' 45" E., 68.06 feet to an iron pin located at the southeasterly corner of premises conveyed to Donna Richards by deed of Robert E. Betts, Sr., dated March 13, 1993, as recorded in said Registry of Deeds in Book 2071, Page 60; thence N. 46° 51' 35" W., along the southerly line of said land of Richards, 331.40 feet to a 3/4 inch iron pin set; thence S. 65° 36' 47" W., along the southerly line of land now or formerly of Ciomei, 186.69 feet to a 3/4 inch iron pin set at or near the northerly sideline of said Sunshine Road; thence continuing the same course, S. 65° 36' 47" W., 33 feet, more or less, to the centerline of said Sunshine Road; thence in a generally southeasterly direction, but always following the centerline of said Sunshine Road, to a point located N. 54° 54' 45" E., 37 feet, more or less, from the point of beginning; thence S. 54° 54' 45" W., 37 feet, more or less, to the point of beginning.

Being designated as "Lot A" on a survey titled "Standard Boundary Survey for: Robert E. Betts, Deer Isle, Maine", dated February 1992, prepared by John D. Candage, R.L.S.

Reserving to the Grantor herein, his heirs and assigns, and others of record entitled thereto, that portion of a right of way, for all purposes of a way, including utilities, 50 feet in width, as shown on said plan of John D. Candage, R.L.S., contained within the bounds of the premises hereinabove described and conveyed.

Being the same premises described in the deed from James E. Hardie, Jr. and Ann M. Hardie to Michael D. Pürainen, dated November 27, 2006, recorded in the Hancock County Registry of Deeds in Book 4649, Page 86.