

# Know all Men by these Presents

That I, ARNOLD LEE MOSLEY, of Hampton, Virginia,

in consideration of one dollar and other valuable considerations  
 paid by HENRY FLOYD SHAFER and ROSEANNE ELIZABETH SHAFER, husband and wife,  
 both of Winter Harbor, Hancock County, Maine,  
 the receipt whereof I do hereby acknowledge, do hereby give, grant,  
 bargain, sell and convey unto the said

Henry Floyd Shafer and Roseanne Elizabeth Shafer

as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them,  
 and the heirs and assigns of the survivor of them, forever, a certain lot or parcel of land  
 situated at Winter Harbor, Hancock County, Maine, bounded and described as follows,  
 to-wit:

Beginning at an iron rod driven into the ground in the easterly side line of a graveled road, (Right of Way measuring 16.50 feet in width, Ref: HCMD, Book 1164-Page 381); said rod is in the southerly side line of land described as conveyed from Freddie Bickford and Luella M. Bickford to Arnold Lee Mosley by Warranty Deed dated March 20, 1973, and recorded in the Hancock County, Maine, Registry of Deeds in Book 1164, Page 381; thence running in a general northerly direction following the easterly side line of the 16.50 feet wide road Right of Way, 257 feet, more or less, to an iron rod driven into the ground for a corner bound; said rod bears North 15 Degrees 46 minutes 30 seconds East, and 256.49 feet distant from the iron rod at the point of beginning; thence turning and running South 70 Degrees 08 Minutes 00 Seconds East, 272.33 feet to an iron rod driven into the ground for a bound; thence continuing on the same course, namely South 70 Degrees 08 Minutes 00 Seconds East, 32 feet, more or less, to the center line of Mill Brood for a corner bound; thence turning and running in a general southerly direction following the center line of said brook, 370 feet, more or less, to a point which bears South 70 Degrees 08 Minutes 00 Seconds East, and 28 feet, more or less, distant from an iron rod driven into the ground, for a corner bound; thence turning and running North 70 Degrees 08 Minutes 00 Seconds West, 28 feet, more or less, to said iron rod; said iron rod bears South 21 Degrees 49 Minutes 58 Seconds East and 342.65 feet distant from the last above described iron rod; thence continuing on the same course, namely North 70 Degrees 08 Minutes 00 Seconds West, following the southerly side line of land of Mosley, 481.97 feet to the iron rod at the point of beginning.

Containing 2.402 Acres, more or less, and as shown on that certain plan of survey entitled, "Plan of Survey made for Henry F. Shafer at Winter Harbor, Hancock Co., Maine", dated September 21, 1977, and made by Ronald E. Alley, Registered Land Surveyor, for Ronald E. Alley Co., Inc., Bar Harbor, Maine., to which reference is made here for a more particular description of the property conveyed herein.

Together with a Right of Way for all purposes of a way, over a strip of land measuring 16.50 feet in width, as now laid out on the face of the earth, in common with the Grantor, his heirs and assigns and others who now have or who may in the future acquire similar rights therein. Said right of way extends from the northwesterly corner of the above described premises in a southerly direction to Maine State Highway Route No. 186.

EXCEPTING AND RESERVING, however, from the above described premises, so much of an easement conveyed from Freddie Bickford, et al, to the Bangor Hydro-Electric Company, as described in an instrument dated May 14, 1971, and recorded in Book 1119, Page 221 in said Registry of Deeds on June 14, 1971, which passes over the western edge of the above described premises.

Being part of the same premises described as conveyed from Freddie Bickford and Luella M. Bickford to Arnold Lee Mosley by Warranty Deed, dated March 20, 1973 and recorded in said Registry of Deeds in Book 1164, Page 381.

**To Have and to Hold** the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said Henry Floyd Shafer and Roseanne Elizabeth Shafer

as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.

**And I do COVENANT** with the said Grantees, as aforesaid, that I am lawfully seized in fee of the premises, that they are free of all incumbrances,

that I have good right to sell and convey the same to the said Grantees to hold as aforesaid, and that I and my heirs shall and will **Warrant and Defend** the same to the said Grantees, their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, against the lawful claims and demands of all persons.

BOOK 1395 PAGE 234

In Witness Whereof, I, the said Arnold Lee Mosley, being unmarried,

notwithstanding and concealing

do hereby certify that I have hereunto set my hand and seal this 7th day of November in the year of our Lord one thousand nine hundred and seventy-seven.

joining in this deed as Grantor and

rights by descent and all other rights in the above

Signed, Sealed and Delivered

in presence of

*[Signature]*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

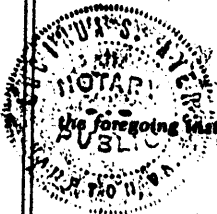
*[Signature]*  
ARNOLD LEE MOSLEY  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

State of VIRGINIA  
City of Hampton

ss. November 7, 1977

Personally appeared the above named

Arnold Lee Mosley



the foregoing instrument to be his free act and deed. and acknowledged

Before me,

*[Signature]*  
Notary Public

My Commission Expires:  
Sept. 6, 1980

HANCOCK, SS REC'D NOV 22 1977 AT 3:08 P.M.