

3495

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that WE, JEAN H. BEAULIEU and MARGARET BEAULIEU, whose mailing address is P. O. Box 74, Bernard, County of Hancock, Maine 04612, for consideration paid, GRANT to CHRISTINE J. GANZ and EDWARD GANZ, as JOINT TENANTS, whose mailing address is P. O. Box 395, Bass Harbor, County of Hancock, Maine 04653, with WARRANTY COVENANTS, a certain lot or parcel of land situated in the Town of Mount Desert, County of Hancock, State of Maine, bounded and described as follows:

Beginning at an iron bolt set in the ground at or near the easterly sideline of the Whitney Farm Road and being in the northerly line of land now or formerly of June Salyer; thence North sixty-three degrees zero minutes West (N. 63° 00' W.), but always following the northerly line of land of Salyer, twenty-six and five tenths (26.5) feet more or less to the center line of the Whitney Farm Road; thence in an northerly direction, but always following the centerline of the Whitney Farm Road four hundred ninety (490) feet, more or less, to a point which bears North sixty-six degrees thirty six minutes forty seconds West (N. 66° 36' 40" W.) of and is seventeen and five tenths (17.5) feet, more or less, distant from an iron pipe set in the ground at or near the easterly sideline of the Whitney Farm Road and in the southerly line of land now or formerly of Kauffmann; thence South sixty-six degrees thirty-six minutes forty seconds East (S. 66° 36' 40" E.), but always following the southerly line of land of Kauffmann, seventeen and five tenths (17.5) feet, more or less, to the said iron pipe, which bears North twenty-six degrees twenty-seven minutes forty seconds East (N. 26° 27' 40" E.) of and is four hundred eighty-nine and eighteen hundredths (489.18) feet from the iron bolt at the place of beginning; thence South sixty-six degrees thirty-six minutes forty seconds East (S. 66° 36' 40" E.), but always following the southerly line of land of Kauffmann, three hundred seventy and fifteen hundredths (370.15) feet to an iron pipe found set in the ground; thence South thirty-two degrees eleven minutes West (S. 32° 11' W.), but always following the westerly line of land now or formerly of Smith, five hundred fourteen and fifty-seven hundredths (514.57) feet to an iron bolt set in the ground; thence North sixty-three degrees zero minutes West (N. 63° 00' W.) but always following the northerly line of land of Salyer three hundred eighteen and thirty-three hundredths (318.33) feet to the iron bolt at the place of beginning. Containing 4.2 acres to the centerline of Whitney Farm Road.

That portion of the above described lot or parcel of land contained within the limits of said Whitney Farm Road is subject to the rights of the public therein.

The above described lot or parcel of land is depicted on survey plan by Herrick & Salsbury Inc. entitled "SURVEY FOR WILLIAM & ANNE VAN TWISK - MOUNT DESERT, MAINE - NOVEMBER 13, 1984" and is a portion of the premises described as conveyed in Warranty Deed from Lyman W. Jacobsen et al to William J. Van Twisk and Anne A. Van twisk, dated December 22, 1975 and recorded in Book 1249, Page 244 of the Hancock County, Maine, Registry of Deeds.

Source of Grantors' title is deed of William J. Van Twisk and Anne A. Van Twisk dated January 2, 1993 and recorded at Book 2051, Page 289 of the Hancock County Registry of Deeds.

Together with all rights, easements, privileges and appurtenances belonging to the granted estate.

WITNESS our hands and seals this 5 day of March, 1999.

Jean H. Beaulieu
JEAN H. BEAULIEU

Margaret Beaulieu
MARGARET BEAULIEU

STATE OF MAINE
HANCOCK, ss.

March 5, 1999

Personally appeared the above-named JEAN H. BEAULIEU and acknowledged the foregoing instrument to be his free act and deed.

99 MAR -5 AM 10:44

REGISTER OF DEEDS
HANCOCK COUNTY SS.

Marilyn Adams

REGISTER

Before me, *Pamela J. Gerrish*
Notary Public/Attorney at Law
Pamela J. Gerrish

SEAL

My commission expires:
March 8, 2002

Ret: AMT