



OR BK 6826 PGS 259 - 262
INSTR # 2017014427
HANCOCK COUNTY, ME

09/13/2017 02:40:15 PM
JULIE A. CURTIS
REGISTER OF DEEDS

WARRANTY DEED

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C. P., a Florida Partnership, with a mailing address of c/o Coral Gables Trust, 255 Alhambra Circle #333, Coral Gables, Florida 33134, for consideration paid, grant to STEVE SCHUCHMAN, with a mailing address of 28 Blueberry Woods Drive, Canaan, New Hampshire 03741, with WARRANTY COVENANTS, a certain lot or parcel of land, together with any buildings or improvements thereon, situated in Winter Harbor, Hancock County, Maine, bounded and described in EXHIBIT A, attached hereto and made a part hereof.

WITNESS my/our hand(s) and seal(s) this 23 day of August, 2017.

CB [Signature]
Witness

C. P., a Florida Partnership

[Signature]
CORAL GABLES TRUST
BY: Richard DeNapoli
ITS: Chief Trust Officer
CO-TRUSTEE OF THE EDWIN O. BUSSEY JR.
RESIDUAL TRUST

STATE OF Florida
COUNTY OF Miami-Dade; ss. August 23, 2017

Personally appeared the above named, Richard DeNapoli
for Coral Gables Trust as its Chief Trust Officer (officer
capacity with Coral Gables Trust) and in his/ her capacity as co-trustee of the Edwin O. Bussey
Jr Residual Trust acknowledged the foregoing instrument to be its free act and deed and the free
act and deed of said trust.

MAINE REAL ESTATE
TRANSFER TAX PAID



Nelson Hernandez
State of Florida
My Commission Expires 07/08/2018
Commission No. FF 139972

Before Me, [Signature]
Notary Public
Nelson Hernandez
Printed Name
7/8/2018
Commission expiration

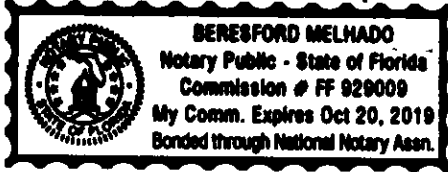
C
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FLA
Witness [Signature]

[Signature]
NANCE GAGE BUSSEY
CO-TRUSTEE OF THE EDWIN O. BUSSEY JR.
RESIDUAL TRUST

STATE OF Florida
COUNTY OF Palm Beach, ss. August 24, 2017

Personally appeared the above named, Nance Gage Bussey in her capacity as co-trustee of the Edwin O. Bussey Jr Residual Trust acknowledged the foregoing instrument to be her free act and deed and the free act and deed of said trust.



Before Me, [Signature]
Notary Public
BERESFORD MELHADO
Printed Name
Oct 20, 2019
Commission expiration

COUNTY

Exhibit A

A certain lot or parcel of land together with buildings thereon, if any, situated in Winter Harbor, Hancock County, Maine, being bounded and described as follows:

A certain lot or parcel of land situated in Winter Harbor, Hancock County, Maine, bounded and described as follows, as shown on plan of property of Isabel W. Henderson Estate made by A. B. Herrick & Son on October 24, 1966 and recorded in Plan Book 10, Page 99 of the Hancock County, Maine, Registry of Deeds:

Commencing at an iron pin set in the ledge on the shore of Frenchman Bay in the northerly line of land formerly of Adelaide M. Gerrish now of the Stella Gray Estate; thence South eighty-four degrees fifteen minutes East (S. 84° 15' E.) but always following said northerly line of said land of the Stella Gray Estate a distance of two hundred ninety-three and eight tenths (293.8) feet to an iron rod set in the ledge; thence North five degrees forty-five minutes East (N. 5° 45' E.) but always following the westerly side line of land of the heirs of J. Howard Snyder a distance of two hundred eighty-three and one-tenth (283.1) feet to a bolt set in the ground in the southerly side line of land of William Carlisle Ferguson; thence North eighty-one degrees thirty-five minutes West (N. 81° 35' W.) but always following the division line established by William Carlisle Ferguson and Benjamin M. Kline et als by instrument dated March 6, 1967 and recorded in Book 1035, Page 1 of said Registry of Deeds a distance of two hundred seventy-four and eight-tenths (274.8) feet to a drill hole in the ledge on the easterly side of a traveled way; thence continuing North eighty-one degrees thirty-five minutes West (N. 81° 35' W.) but always following said division line a distance of eighty-eight and eight-tenths (88.8) feet to a drill hole in the ledge on the shore of Frenchman Bay, said drill hole bearing North seven degrees seventeen minutes West (N. 7° 17' W.) and being three hundred seven and nine-tenths (307.9) feet distance from the iron pin in the ledge at the point of beginning; thence continuing on the same course North eighty-one degrees thirty-five minutes West (N. 81° 35' W.) to high water mark of said Frenchman Bay; thence southerly but always following said high water mark to a point and bearing North eighty-four degrees fifteen minutes West (N. 84° 15' W.) from the point of beginning; thence South eighty-four degrees and fifteen minutes East (S. 84° 15' E.) to the iron pin at the point of beginning, containing two and two tenths (2.2) acres, more or less.

Together with all right, title and interest of the Grantor herein and to the shore and flats of Frenchman Bay between the side lines of said lot extending to low water mark in accordance with the Laws of the State of Maine.

Being the same premises described as conveyed in a deed from Benjamin M. Kline and Provident National Bank of Philadelphia, Pennsylvania, surviving Executors of and Trustees under the Will of Isabel W. Henderson, late of Upper Providence Township, Philadelphia, Pennsylvania to Harry L. Davis, Jr. dated April 14, 1967 and recorded in said Registry of Deeds in Book 1035, Page 446.

The within described premises are conveyed expressly subject to the rights of the public and others having similar rights to pass over said premises by use of the existing traveled way as shown on said plan of property of Isabel W. Henderson Estate in Plan Book 10, Page 99 of said Registry of Deeds.

Further granting all rights acquired by the Grantors herein, Richard L. Adams and Mildred C. Adams, by an instrument entitled 'Release of Right-of-Way' from Philip J. Lamoureux, Renee C. Lamoureux, Michele L. Lamoureux, and Denise C. Lamoureux to Richard L. Adams and Mildred C. Adams dated September 30, 1997, recorded in Book 2681, Page 72 of the Hancock County, Maine, Registry of Deeds.

FRENCHMAN BAY

UNIVERSITY

Further granting as appurtenant to the herein conveyed premises the Irrevocable Right-of-Way Easement granted by Leroy J. Torrey and Helen Torrey to Richard L. Adams and Mildred C. Adams dated December 17, 1993, recorded in Book 2207, Page 93 of said Registry of Deeds."

Further granting as appurtenant to the herein conveyed premises the Right-of-Way Easements granted as follows: (1) Easement from Casey Meyers, individually and as Personal Representative of the Estate of William F. Meyers dated November 17, 2015 and recorded in Book 6486 Page 238; (2) Easement from William M. Amundson dated October 20, 2015 and recorded in Book 6486 Page 242; and (3) amended easement deed from Douglas Lange Wetterhall dated February 23, 2016 and recorded in Book 6535 Page 326 at the Hancock County Registry of Deeds.

Being all and the same premises as conveyed in a deed from Richard L. Adams and Mildred C. Adams to C.P., a Florida Partnership, dated September 8, 2006 and recorded in Book 4586, Page 254 at the Hancock County Registry of Deeds.

HANCOCK COUNTY

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