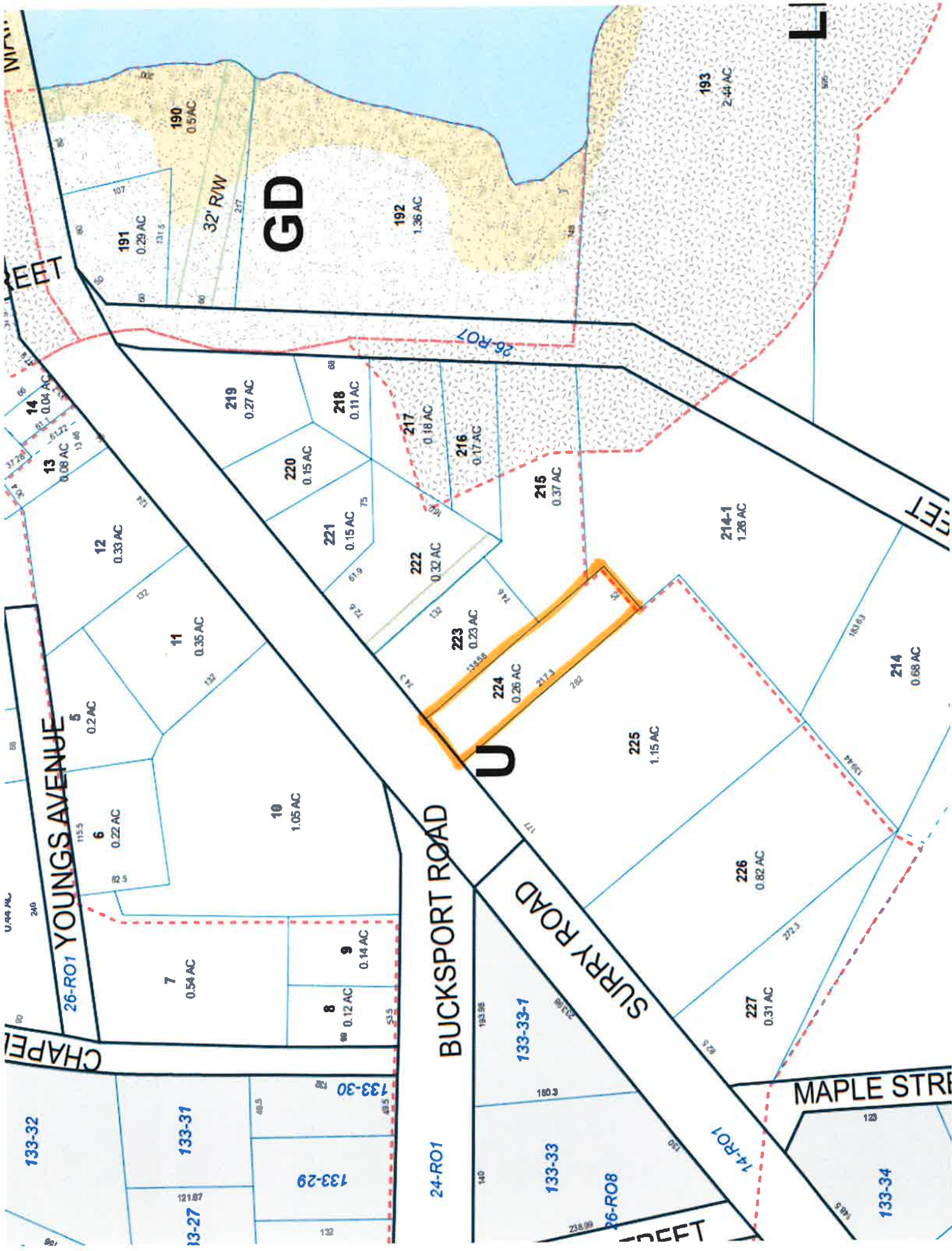
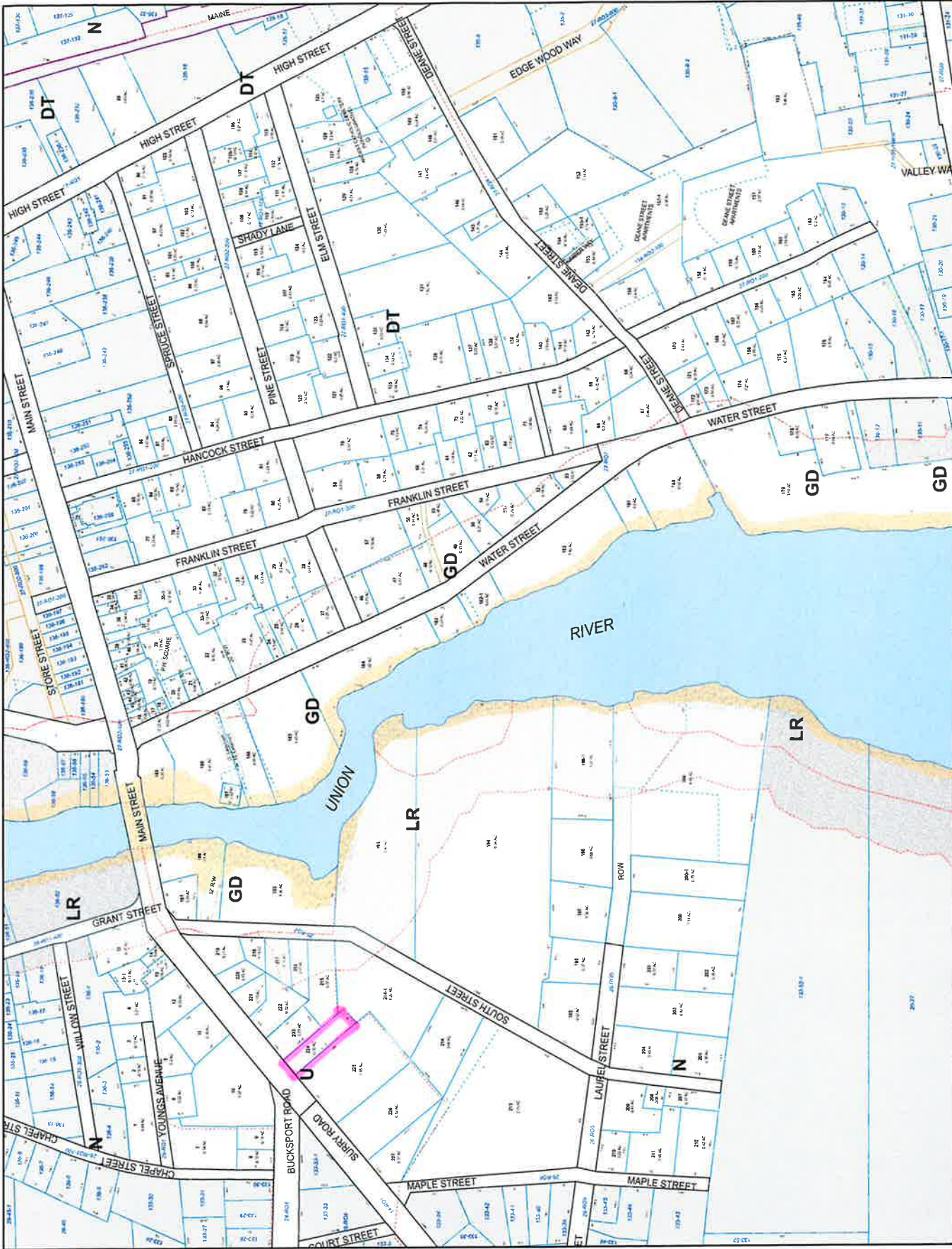






MAP NO. **134**

INDEX DIAGRAM

PROPERTY MAPS

ELLSWORTH

MAINE

SCALE: 1" = 100'

LEGEND

- DT Zone
- GD Zone
- LR Zone
- N Zone
- ROW
- Water
- Shaded Water Protection (SWP)
- General District (GD)
- Light Residential (LR)
- Downtown (DT)
- Neighborhood (N)
- Other

REVISIONS AND REPRINTED BY

CAI Technologies

17 Pleasant Street, Ellsworth, ME 04829

800.333.3333

THESE MAPS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE USED FOR LEGAL DECISIONS OR CONVEYANCE.

THE INFORMATION ON THIS MAP IS THE MAINE STATE PLAT.

CONVEYANCE OF THIS MAP IS VOID.



OR BK 6586 PGS 216 - 217
 INSTR # 2016008693
 HANCOCK COUNTY, ME

06/22/2016 06:52:30 AM
 JULIE A. CURTIS
 REGISTER OF DEEDS

[Exhibit A - Warranty Deed]

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that John H. Osgood, III, of Ellsworth, County of Hancock, State of Maine, for consideration paid, GRANTS to said Debra L. Osgood, County of Hancock, and State of Maine with WARRANTY COVENANTS, the land in the City of Ellsworth, County of Hancock in the State of Maine, more particularly described in SCHEDULE A attached hereto.

Witness my hand and seals this 5th day of May, 2016.

Witness: _____

John H. Osgood III
 John H. Osgood, III, Grantor

STATE OF MAINE
 HANCOCK, ss

May 5, 2016

Personally appeared the above-named John H. Osgood, III and made oath that he agreed to and executed the above Warranty Deed of his own free act.

Before me,
 11

Notary/Attorney

CHRISTINE T. INSTASI-SPRINGER
 NOTARY PUBLIC
 MY COMMISSION EXPIRES
 JULY 25, 2017

MAINE REAL ESTATE
 TRANSFER TAX PAID

EXHIBIT "A"

Property of John H. Osgood, III and Debra L. Osgood
5 Main Street
Ellsworth, Maine

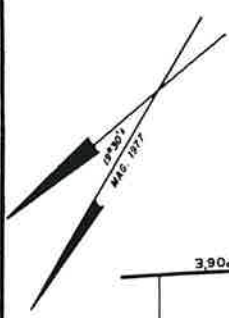
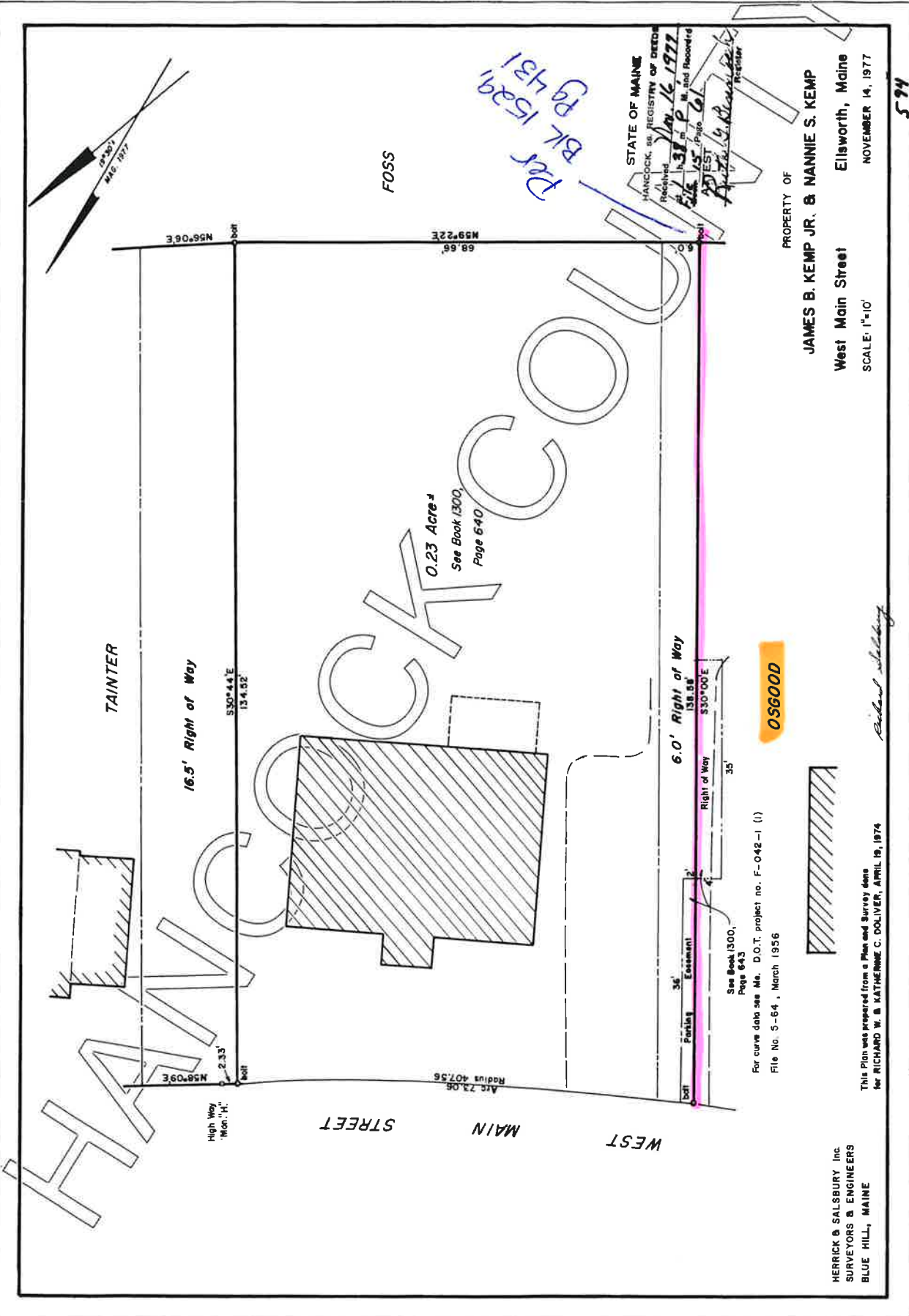
A certain lot or parcel of land together with any and all structures and improvements situated thereon situated in Ellsworth, Hancock County, Maine and being the same premises as described in a deed from Debra L. Osgood, Personal Representative of the Estate of Doris W. Osgood to Debra L. Osgood and John H. Osgood, III, dated March 5, 1991 and recorded in Book 1853, Page 222 of the Hancock County, Maine, Registry of Deeds in which deed said premises are bounded and described as follows, to wit:

1. Warranty Deed from Pearl B. Day to John A. Haynes dated May 11, 1915 and recorded June 28, 1915 in Book 515, Page 487.
2. Warranty Deed from John A. Peters and Mary C. Peters to John A. Haynes dated July 12, 1915 and recorded July 31, 1915 in Book 516, Page 309.
3. Quit Claim Deed from Benjamin B. Hinckley, Jr. and Alice D. Hinckley to John A. Haynes dated December 9, 1950 and recorded January 28, 1951 in Book 739, Page 245.

Being all and the same premises as conveyed by Warranty Deed from Elwood G. Make and Elmer L. Clow & Vivian Taylor to John H. Osgood and Doris Osgood, said deed dated August 1, 1962 and recorded in the Hancock County, Maine, Registry of Deeds in Book 920, Page 424.

Reference is made to a line agreement between James B. Kemp, Jr. and Nannie S. Kemp and Doris Osgood dated February 27, 1985, recorded in Book 1528, Page 285 and Book 1529, Page 431 of the Hancock County, Maine, Registry of Deeds.

Being also the same property described in a deed from John Howard Osgood II to Doris Wessel Osgood dated February 10, 1977, recorded in Book 1281, Page 599 of the Hancock County, Maine, Registry of Deeds.



Per BK 1529 Pg 431

STATE OF MAINE
HANCOCK, ss. REGISTRY OF DEEDS
Received
JAN 16 1977
PL 38 P. 1
EST. Page 61
H. B. Salsbury
RICHMOND

PROPERTY OF
JAMES B. KEMP JR. & NANNIE S. KEMP
West Main Street
Ellsworth, Maine
NOVEMBER 14, 1977
SCALE: 1"=10'

594

HERRICK & SALSBUURY Inc.
SURVEYORS & ENGINEERS
BLUE HILL, MAINE

This Plan was prepared from a Plan and Survey done
for RICHARD W. B. KATHENNE C. DOLIVER, APRIL 18, 1974

Richard Salsbury

05600D

AGREEMENT AND CONVEYANCES

THIS AGREEMENT made this 27th day of FEBRUARY 1985, by and between James B. Kemp, Jr. and Nannie S. Kemp, husband and wife, both of Ellsworth, County of Hancock, State of Maine, Doris Wessel Osgood of Ellsworth, County of Hancock, State of Maine, and Peoples Heritage Savings Bank, a banking corporation having a place of business in the City of Ellsworth, County of Hancock, State of Maine,

W I T N E S S

WHEREAS, the Kemps acquired property from Stephen R. McMullen and Jane D. McMullen by deed dated October 30, 1981, recorded in the Hancock County Registry of Deeds in Volume 1422, Page 281, and by deed dated October 7, 1977, recorded in the Hancock County Registry of Deeds in Volume 1300, Page 640, and

WHEREAS, Doris Wessel Osgood owns the adjoining parcel of land by virtue of a deed from John Howard Osgood, II, dated February 10, 1977, recorded in the Hancock County Registry of Deeds in Volume 1281, Page 559, and

WHEREAS, James B. Kemp, Jr., Nannie S. Kemp and Doris Wessel Osgood entered into an agreement dated October 7, 1977, recorded in the Hancock County Registry of Deeds in Volume 1300, Page 643, to establish the boundary line between the parties and to establish easements, and

WHEREAS, the agreement recorded in the Hancock County Registry of Deeds in Volume 1300, Page 643, has been the basis for some confusion, and

WHEREAS, the Kemps instituted a declaratory judgment action in the Superior Court sitting in Hancock County, being Docket No. 83-127, to declare the rights of the parties under said agreement and to terminate the Osgood's easement, and

NO MAINE REAL ESTATE
TRANSFER TAX NECESSARY

WHEREAS, Osgood has counterclaimed,
 WHEREAS, the parties wish to resolve their dispute, and
 WHEREAS, Heritage Savings Bank, now known as Peoples
 Heritage Savings Bank, was given a mortgage by Doris Wessel
 Osgood by instrument dated March 16, 1984, recorded in the Hancock
 County Registry of Deeds in Volume 1492, Page 8.

NOW, THEREFORE,
 based upon all of the foregoing and other considerations, it is
 agreed by and between James B. Kemp, Jr. and Nannie S. Kemp,
 Doris Wessel Osgood and Peoples Heritage Savings Bank as follows:

1. Upon the execution of this Agreement and Conveyances,
 the action pending in the Superior Court sitting in Hancock County,
 being Docket No. 83-127, shall be dismissed by the Kemps and Osgood
 with prejudice and without costs.

2. James B. Kemp, Jr., and Nannie S. Kemp, of Ellsworth,
 Hancock County, Maine, for consideration paid, release to Doris
 Wessel Osgood of Ellsworth, Hancock County, Maine, any right,
 title and interest they have, including easements, rights, licenses
 or possession, to any property which lies generally northwesterly
 and/or westerly of the following described line:

A certain line situated in the City of Ellsworth,
 County of Hancock, State of Maine, being bounded and
 described as follows:

Beginning at a bolt set flush with the ground on
 the southerly sideline of West Main Street, so called,
 said bolt being South sixty-two degrees forty-one minutes
 West (S 62° 41' W), seventy-two and ninety-five hundredths
 (72.95) feet from a bolt set in the ground at the north-
 easterly corner of land of said James B. Kemp, Jr., and
 Nannie S. Kemp, said bolt at the point of beginning
 also being South sixty-two degrees forty-one minutes
 West (S 62° 41' W), seventy-five and twenty-eight hun-
 dredths (75.28) feet from a granite monument marked H at
 P. T. Station 249+19.41 according to a Right of Way Map
 prepared by the Maine State Highway Commission, March 1956,
 and recorded in said Hancock County Registry of Deeds,
 Plan Book 8, Page 81; thence South thirty degrees-zero
 minutes East (S 30° 00' E), one hundred thirty-eight
 and fifty-eight hundredths (138.58) feet to a bolt set
 in the ground which bears South fifty-nine degrees
 twenty-two minutes West (South 59° 22' W), seventy-
 four and sixty-six hundredths (74.66) feet from a bolt
 set in the ground at the southeasterly corner of land of
 said James B. Kemp, Jr. and Nannie S. Kemp.

Further reference may be had to a property plan pre-
 pared for James B. Kemp, Jr. and Nannie S. Kemp, November
 14, 1977, and recorded in said Registry, Plan File 15-61.

This conveyance is to Doris Wessel Osgood, her heirs and assigns forever.

3. Doris Wessel Osgood of Ellsworth, Hancock County, Maine, and Peoples Heritage Savings Bank, a banking corporation having a place of business in the City of Ellsworth, Hancock County, Maine, for consideration paid, releases to James B. Kemp, Jr. and Nannie S. Kemp, both of Ellsworth, Hancock County, Maine, any right, title and interest they have, including easements, rights, licenses or possession, to any property which lies generally easterly and/or southeasterly of the following described line:

A certain line situated in the City of Ellsworth, County of Hancock, State of Maine, being bounded and described as follows:

Beginning at a bolt set flush with the ground on the southerly sideline of West Main Street, so called, said bolt being South sixty-two degrees forty-one minutes West (S 62° 41' W), seventy-two and ninety-five hundredths (72.95) feet from a bolt set in the ground at the north-easterly corner of land of said James B. Kemp, Jr., and Nannie S. Kemp, said bolt at the point of beginning also being South sixty-two degrees forty-one minutes West (S 62° 41' W), seventy-five and twenty-eight hundredths (75.28) feet from a granite monument marked "1" at P. T. Station 249+19.41 according to a Right of Way Map prepared by the Maine State Highway Commission, March 1956, and recorded in said Hancock County Registry of Deeds, Plan Book 8, Page 81; thence South thirty degrees zero minutes East (S 30° 00' E), one hundred thirty-eight and fifty-eight hundredths (138.58) feet to a bolt set in the ground which bears South fifty-nine degrees twenty-two minutes West (South 59° 22' W), seventy-four and sixty-six hundredths (74.66) feet from a bolt set in the ground at the southeasterly corner of land of said James B. Kemp, Jr. and Nannie S. Kemp.

Further reference may be had to a property plan prepared for James B. Kemp, Jr. and Nannie S. Kemp, November 14, 1977, and recorded in said Registry, Plan/File 15-61.

Peoples Heritage Savings Bank joins herein to release the property which lies easterly and/or southeasterly of the above described line from the operation of the mortgage recorded in the Hancock County Registry of Deeds in Volume 1492, Page 8. This conveyance is to James B. Kemp, Jr. and Nannie S. Kemp, their heirs and assigns forever.

4. This Agreement and Conveyances contains the complete understanding of the parties.

IN WITNESS WHEREOF, James B. Kemp, Jr., Nannie S. Kemp and Doris Wessel Osgood have set their hands and seals and

BOOK 1529 PAGE 434

Peoples Heritage Savings Bank has caused this instrument to be
signed in its corporate name and sealed with its corporate seal
by _____ its _____
on the day, month and year first written.

Paul A. Dambra
Witness
Paul A. Dambra
Witness
Charlotte A. Spague
Witness

James B. Kemp, Jr.
James B. Kemp, Jr.

Nannie S. Kemp
Nannie S. Kemp

Doris Wessel Osgood
Doris Wessel Osgood

PEOPLES HERITAGE SAVINGS BANK

By Constance H. Houghton

Its
duly authorized Asst. V. P.

STATE OF MAINE

HANCOCK, ss.

February 27, 1985

Personally appeared the above named James B. Kemp, Jr.
and Nannie S. Kemp and acknowledged the foregoing instrument to
be their free act and deed.

Before me,

Paul A. Dambra
Name: Paul A. Dambra
Notary Public/Justice of the Peace

STATE OF MAINE

HANCOCK, ss.

February 22, 1985

Personally appeared the above named Doris Wessel-Osgood and
acknowledged the foregoing instrument to be her free act and deed.

Before me,

Elizabeth V. Harding
Name: Elizabeth V. Harding
Notary Public/Justice of the Peace

BY COMMISSION EXPIRES SEPTEMBER 1986

KENNIAK
-HANCOCK, ss.

STATE OF MAINE

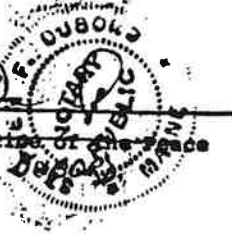
BOOK 1529 PAGE 435

March 7, 1985

Personally appeared the above named *CASS HIRSCHFELT*
Asst. Vice President, in his said capacity, and acknowledged
the foregoing instrument to be his free act and deed and the free
act and deed of said Peoples Heritage Savings Bank.

Before me,

SL J
Name: _____
Notary Public/Justice of the Peace
STEPHEN F. DUBOIS



HANCOCK, SS/REC'D MAR 15 1985 AT 10 15 AM

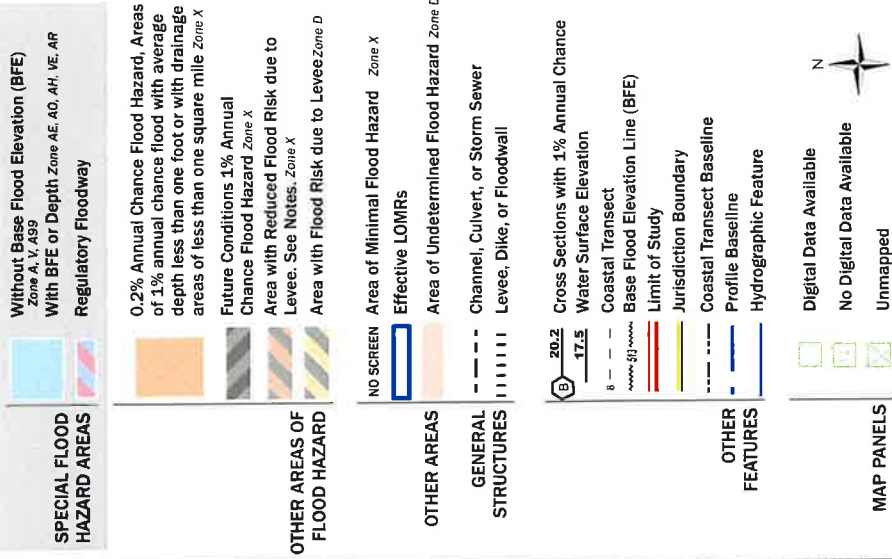
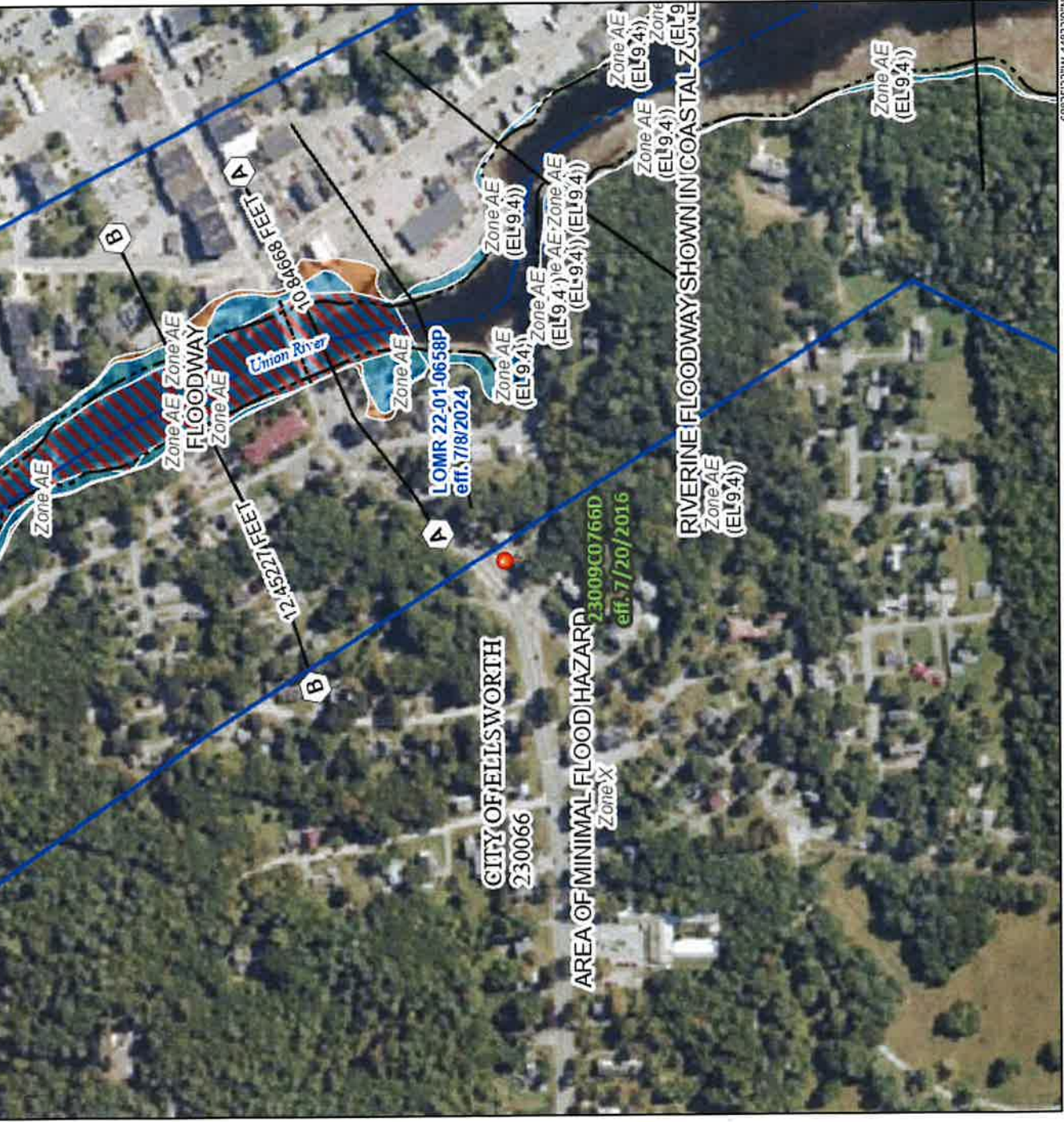
National Flood Hazard Layer FIRMette



Legend

68°25'59"W 44°32'35"N

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/23/2026 at 8:00 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRMP panel number, and FIRMP effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.