

BK: OR 7313 PAGE: 467 # OF PGS: 2
03/11/2024 11:55:46 AM Inst # 2024002426
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX NOT PAID
eRecorded Document

RELEASE DEEDDLN: **1002440266724**

MICHAEL D. GILLINS, whose mailing address is 418 Pleasant Street, Blue Hill, Maine 04614, for paid consideration, releases to **ELIZABETH B.E. GILLINS**, whose mailing address is 42 Miles Road, Hancock, Maine 04640, a certain lot or parcel of land, together with any buildings and improvements thereon, situated in Hancock, Hancock County and State of Maine, and being more particularly bounded and described as follows:

Beginning at an iron pin set at the northeast corner bound of land described in deed from Thomas Brenton to Marcus W. Clemons Sr. and Charlene I. Clemons, dated November 10, 1980 and recorded in Hancock County Registry of Deeds in Book 1392, Page 105; thence South 88° 33' 47" East by and along a fence and the southerly bound of land described in deed from Robert E. Clement to Robert E. Clement and Ernestine J. Clement, dated April 23, 1968 and recorded in Book 1059, Page 451, 1295.28 feet to a wooden post at the bank of Skillings River; thence continuing same course (S. 88° 33' 47"E) to the waters of Skillings River; thence southeasterly by and along the waters of Skillings River, 650 feet, more or less, to the northwest corner bound of land described in deed from John H. Kief, Sr. to William T. Kief, dated August 12, 1997 and recorded in Hancock County Registry of Deeds in Book 2671, Page 545; thence South 05° 28' 26" East by and along the westerly bound of William T. Kief, aforesaid, 40 feet, more or less, to the centerline of a graveled road and the northerly line of land described in deed from John H. Kief to Ray Reynolds and Marideth Reynolds, dated June 22, 1998 and recorded in Hancock County Registry of Deeds in Book 2744, Page 570, 980 feet, more or less, to the northwest corner of land of Ray Reynolds and Marideth Reynolds, aforesaid; thence South 00° 53' 52" East, 10 feet to an iron pin at the northeast corner bound of land described in deed from N. William Edmondson and William K. Edmondson to Joseph P. Wainer and Karen E. Wainer, dated September 25, 1992 and recorded in Hancock County Registry of Deeds in Book 2005, page 308; thence South 87° 38' 53" West by and along the northerly bound of said land of Wainer, aforesaid, 783.38 feet to the southeast corner bound of land described in deed from Robert A. Richard to Frances Richard, dated January 28, 1994 and recorded in Hancock County Registry of Deeds in Book 2222, Page 39; thence North 65° 31' 22" West by and along the easterly line of land of Richards, aforesaid, and the easterly line of Clemons, aforesaid, 629 feet to point of beginning.

Containing 20 acres, more or less.

Together with the right of way for all purposes including the installation of utility services over the gravel road leading easterly from the Mud Creek Road and generally along the northerly bound of land of Wainer, aforesaid, to and along the southerly bound of the lot herein described as conveyed.

This conveyance is SUBJECT TO a mortgage from Michael D. Gillins and Elizabeth B.E. Gillins to TD Bank, N.A., dated December 10, 2021 and recorded in Book 7180, Page 240 of the Hancock County Registry of Deeds.

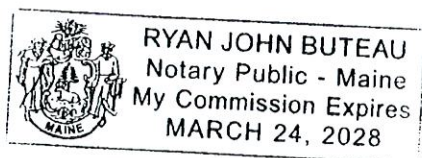
For Grantor's source of title, reference is made to a deed from James C. Scott, Jr. and Kimberly M. Scott to Michael D. Gillins and Elizabeth B.E. Gillins, dated March 31, 2021 and recorded in Book 7108, Page 673 of the Hancock County Registry of Deeds. Reference is further made to the Abstract of Divorce Decree between Elizabeth B.E. Gillins and Michael D. Gillins dated January 24, 2023 and recorded in Book 7253, Page 267 of said Registry.

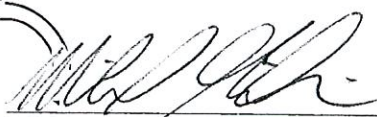
WITNESS my hand and seal this 8 day of March, 2024.

Witness

STATE OF MAINE
COUNTY OF HANCOCK ss.

Then personally appeared the above-named Michael D. Gillins and acknowledged the foregoing instrument to be his free act and deed.




MICHAEL D. GILLINS

MARCH 8, 2024


Attorney at Law/Notary Public

Print Name