

BK: OR 7360 PAGE: 412 # OF PGS: 2
 12/12/2024 03:22:45 PM Inst # 2024015599
 JULIE A. CURTIS, REGISTER OF DEEDS
 HANCOCK COUNTY MAINE
 MAINE REAL ESTATE TRANSFER TAX PAID

QUITCLAIM DEED with COVENANT

TODD S. CHRISTIANSEN AND DEBORAH J. CHRISTIANSEN, with a mailing address of 127 Jillian Way, Glenburn, ME 04401, for consideration paid, grant to 705 WSR, LLC, a Maine limited liability company with a mailing address of 867 Bucksport Road, Ellsworth, ME 04605, with QUITCLAIM COVENANT, a certain lot or parcel of land, together with any improvements thereon, situated in Otis, Hancock County, Maine, bounded and described in EXHIBIT A, attached hereto and made a part hereof.

WITNESS our hands and seals this 12th day of December, 2024.

Whitney Kilton
 Witness Whitney Kilton

Todd S. Christiansen
 TODD S. CHRISTIANSEN

Whitney Kilton
 Witness Whitney Kilton

Deborah J. Christiansen
 DEBORAH J. CHRISTIANSEN

STATE OF MAINE

COUNTY OF HANCOCK ss.

Dated: December 12, 2024

Personally appeared the above named, TODD S. CHRISTIANSEN AND DEBORAH J. CHRISTIANSEN, and acknowledged the foregoing instrument to be their free act and deed.

Before Me,

Richard C Cleary
 Attorney at Law
 Bar ID#: 7730

Richard C. Cleary
 Notary Public

Printed Name
 Commission expiration

Exhibit A

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

Cottage Lot Numbered Thirty-Nine (39), Section 2, in accordance with a plan showing cottage lots, on the westerly side of Beech Hill Pond, drawn by Prentiss & Carlisle Company, Inc. dated June 1959, and recorded in Hancock County Registry of Deeds, Plan Book 8, Page 52.

Granting also a right of way in common with others twenty (20) feet in width for purposes of ingress and egress from the above-described land over lands now or formerly of Prentiss & Carlisle Company, Inc. to the Town Road which leads to State Highway No. 180. Said right of way to follow the road as now constructed.

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

Being all and the same premises as conveyed in a deed from K&T Housing to Todd Christiansen and Deborah Christiansen dated May 10, 2004 and recorded in Book 3912, Page 273 at the Hancock County Registry of Deeds.