OR BK 6712 PGS 203 - 205
INSTR # 2017001489
HANCOCK COUNTY, ME

02/03/2017 08:41:34 AM
JULIE A. CURTIS
REGISTER OF DEEDS

QUITCLAIM DEED WITH COVENANT

JAMES K. PATERSON of Baldwin, NY, for consideration paid, grant to **JONATHAN ALLEN** and **NICHOLE HAMMETT**, whose mailing address is 30 Spofford Dr., Deer Isle, ME 04627, with Quitclaim Covenant, as joint tenants, certain premises situated in the town of Deer Isle, Hancock County, Maine, together with all buildings and improvements thereon, being the same premises described in the deed from Herbert D. Carter, Jr. to James K. Paterson dated January 12, 2007, and recorded in Book 4688, Page 205 of the Hancock County Registry of Deeds, and more particularly bounded and described in Exhibit "A" attached hereto and incorporated herein by reference.

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

WITNESS my hand and seal this 30th day of January, 2017.

James K. Paterson

MAINE REAL ESTATE TRANSFER TAX PAID

STATE OF NEW YORK
NASSAU County

Dated: January 30th, 2017

Personally appeared the above-named James K. Paterson and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Lauren A. Draper
Notary Public

LAUREN A. DRAPER
(Print or type notary's name)

Commission Expires: 10/18/17

LAUREN A. DRAPER
Notary Public, State of New York
No. 01DR5019226
Qualified in Nassau County
Commission Expires Oct. 18, 2017

EXHIBIT
A

Beginning at a ¾" iron rod set in the ground at the southwesterly corner of land conveyed in a deed to Thomas F. Gsell and Rosemary Gsell dated May 20, 1997 and recorded in Book 2651, Page 565 at Hancock County Registry of Deeds, and being at the northwesterly corner of land conveyed in a deed to Ricky C. Spofford dated May 22, 2001 and recorded in Book 3081, Page 250 at said Registry;

Thence South twenty-seven degrees thirty-nine minutes thirteen seconds East (S. 27° 39' 13" E.) by and along said land of Ricky C. Spofford, marked in part by a wire fence, one hundred ninety-eight and ninety-eight hundredths (198.98) feet to a ¾" iron rod set in the ground at the remains of an iron pipe;

Thence South sixty degrees nineteen minutes thirty-five seconds West (S. 60° 19' 35" W.) by and along land conveyed in a deed to Dana Mahan dated April 19, 2005 and recorded in Book 4176, Page 258 at said Registry two hundred nineteen and six hundredths (219.06) feet to a ¾" iron rod set in the ground;

Thence North twenty-seven degrees thirty-nine minutes thirteen seconds West (N. 27° 39' 13" W.) by and along a remaining portion of land conveyed in a deed from Charlotte Weed, personal representative of the Estate of Herbert D. Carter, to Herbert D. Carter, Jr. dated May 15, 1998 and recorded in Book 2745, Page 645 at said Registry one hundred ninety-nine and ninety-eight hundredths (198.98) feet to a ¾" iron rod set in the ground;

Thence North sixty degrees nineteen minutes thirty-five seconds East (N. 60° 19' 35" E.) by and along said reamining land of Herbert D. Carter, Jr. two hundred nineteen and six hundredths (219.06) feet to the point of beginning.

Containing one and zero hundredths (1.00) acres more or less.

Bearings mentioned in the above described are oriented to True North derived from precise positioning utilizing the United States Global Positioning System (GPS).

Iron rods described above as set have plastic caps stamped Allen-Bowden, Inc. PLS 2221.

Together with a right of way, for all purposes of a way, including vehicular and pedestrian traffic and including the installation and utility services all as defined in Title 33 M.R.S.A. §458, to be used in common by the Grantor herein, his heirs and assigns, the Grantee herein, his heirs and assigns, and all others of record who may now have or hereafter acquire similar rights thereto, said

right-of-way to be twenty (20) feet in width, the southerly sideline of which to lead from the southwesterly boundary of the premises hereinabove described and conveyed, by and along, as near as practicable and feasible for construction of a road, the northwesterly boundary of land now or formerly of Dana Mahan (reference Book 4176, Page 258) and along the northeasterly and northwesterly boundaries of land now or formerly of Nancy Brooks, all in a generally southwesterly direction, to Horseshoe Lane, so-called, thence over said Horseshoe Lane to Sunset Crossroad, so-called.

The above described is a portion of said land conveyed in a deed from Charlotte Weed, personal representative of the Estate of Herbert D. Carter, to Herbert D. Carter, Jr. dated May 15, 1998 and recorded in Book 2745, Page 645 at said Registry.

The above description of land is taken from a boundary survey for Ricky Spofford dated January 2, 2007 by Allen-Bowden, Inc., and certified by Richard i. Bowden, Maine Professional Land Surveyor #2221.

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

THIS IS NOT A CERTIFIED COPY

3. Ref/
Patterson +
OConnell