

October 12, 2026
MacCready Conveyed Lot

A certain lot or parcel of land, together with any improvements thereon, situated on the southeasterly side of the Indian Point Road in the Town of Mount Desert, Hancock County, Maine, bounded and described as follows:

Beginning at an iron pipe in the ground in the northeasterly corner of land conveyed to equal co-tenants Amy R. Mackintosh, Susan F. Mackintosh, and Louisa L. Mackintosh from Louisa L. Mackintosh, trustee of Robert L. Mackintosh Trust dated September 28, 1998 in a deed dated November 27, 2017 and recorded at the Hancock County Registry of Deeds Book 6861 Page 632 and on the westerly sideline of the 50' right of way known as Driftwood Way;

thence S 30°06'43" E, but always following the easterly sideline of land now of said Mackintosh a distance of 406.38' to a pipe found set in the ground;

thence S 85°19'12" E, but always following the north line of land conveyed to Pretty Marsh Farm, LLC from Jeffrey C. Miller in a deed dated October 25, 2010 and recorded at the said registry in Book 5510 Page 272 a distance of 93.93' to a rebar found set in the ground with a cap stamped "T.W. Benson PLS#2262";

thence N 37°13'27" W, but always following the southwest line of land conveyed to Michal and Dagmara K. Kubisiak from Elaho, LLC in a deed dated October 30, 2023 and recorded at said registry in Book 7295 Page 693 a distance of 165.43' to a rebar in the ground with a cap stamped "T.W. Benson PLS #2262";

thence N 56°34'20" E, but always following the northwest line of land of said Kubisiak, a distance of 175.07' to a rebar in the ground with a cap stamped "T.W. Benson PLS #2262";

thence N 37°24'40" W, across the right of way to the south line of land conveyed to Anne M. & Paul G. Simpson from Kathleen A. & Donald A. Gooding in a deed dated April 30, 2021 and recorded at said registry in Book 7116 Page 339, a distance of 50.15' to a rebar in the ground with a cap stamped "T.W. Benson PLS #2262";

thence S 56°34'20" W, but always following the south line of land of said Simpson, a distance of 175.00' to a point;

thence N 29°57'25" W, but always following the west line of land of said Simpson and the east line of said Driftwood Way a distance of 653.83' to a rebar found in the ground;

thence continuing the same course (N 29°57'25" W) a distance of 2' more or less to the southeasterly sideline of Indian Point Road;

thence southwesterly along the southeasterly sideline of Indian Point Road a distance of 228' more or less to a point N 45°10'41" W a distance of 7' more or less to a rebar found set in the ground with a cap stamped "Edward B. Jackson, PLS #1091";

thence S 45°10'41" E along the east line of land conveyed to Scott J. & Susan E. MacCready from Victor C. Stanley in a deed dated May 11, 2021 and recorded at said registry in Book 7119 Page 643 a distance of 7' more or less to said rebar being N 45°12'14" E a distance of 228.26' to the last mentioned rebar;

thence continuing the same course (S 45°10'41" E) by and along the easterly line of said MacCready a distance of 49.70' to a rebar in the ground with a cap stamped "Edward B. Jackson, PLS #1091";

thence N 47°27'47" E by and along the easterly line of said MacCready a distance of 104.50' to a rebar found set in the ground with a cap stamped "Edward B. Jackson, PLS #1091";

thence S 45°00'33" E by and along the easterly line of said MacCready a distance of 104.16' to a rebar found set in the ground with a cap stamped "Edward B. Jackson, PLS #1091";

thence S 47°35'12" W by and along the easterly line of said MacCready a distance of 104.12' to a rebar found set in the ground with a cap stamped "Edward B. Jackson, PLS #1091";

thence S 45°10'35" E by and along the easterly line of said MacCready a distance of 98.17' to a rebar found set in the ground;

thence S 05°48'56" W by and along the easterly line of said MacCready a distance of 102.26' to a pipe found set in the ground;

thence N 68°14'24" E by and along the northerly line of said MacKintosh a distance of 164.90' to the Point of Beginning and having an area of 2.14 acres, more or less.

Reserving from the above described lot a fifty (50) foot wide right of way for all purposes of a way including the passage of all utilities either above or beneath the ground from the southeasterly sideline of the Indian Point Road, situated in the Town of Mount Desert, bounded and described as follows:

Beginning at an iron pipe in the ground in the northeasterly corner of land conveyed to equal co-tenants Amy R. Mackintosh, Susan F. Mackintosh, and Louisa L. Mackintosh from Louisa L. Mackintosh, trustee of Robert L. Mackintosh Trust dated September 28, 1998 in a deed dated November 27, 2017 and recorded at the Hancock County Registry of Deeds Book 6861 Page 632 and on the westerly sideline of the 50' right of way known as Driftwood Way;

thence S 30°06'43" E, but always following the easterly sideline of land now of said Mackintosh a distance of 406.38' to a pipe found set in the ground;

thence S 85°19'12" E, but always following the north line of land conveyed to Pretty Marsh Farm, LLC from Jeffrey C. Miller in a deed dated October 25, 2010 and recorded at the said registry in Book 5510 Page 272 a distance of 93.93' to a rebar found set in the ground with a cap stamped "T.W. Benson PLS#2262";

thence N 37°13'27" W, but always following the southwest line of land conveyed to Michal and Dagmara K. Kubisiak from Elaho, LLC in a deed dated October 30, 2023 and recorded at said registry in Book 7295 Page 693 a distance of 165.43' to a rebar in the ground with a cap stamped "T.W. Benson PLS #2262";

thence N 56°34'20" E, but always following the northwest line of land of said Kubisiak, a distance of 175.07' to a rebar in the ground with a cap stamped "T.W. Benson PLS #2262";

thence N 37°24'40" W, across the right of way to the south line of land conveyed to Anne M. & Paul G. Simpson from Kathleen A. & Donald A. Gooding in a deed dated April 30, 2021 and recorded at said registry in Book 7116 Page 339, a distance of 50.15 ' to a rebar in the ground with a cap stamped "T.W. Benson PLS #2262";

thence S 56°34'20" W, but always following the south line of land of said Simpson, a distance of 175.00' to a point;

thence N 29°57'25" W, but always following the west line of land of said Simpson and the east line of said Driftwood Way a distance of 653.83' to a rebar found in the ground;

thence continuing the same course (N 29°57'25" W) a distance of 2' more or less to the southeasterly sideline of Indian Point Road;

thence southwesterly along the southeasterly sideline of Indian Point Road a distance of 51' more or less to a point that bears (N 29°46'43" W) from the Point of Beginning;

thence S 29°46'43" E a distance of 387.41 to the Point of Beginning.

The above described being the same as conveyed to Scott J. MacCready and Susan E. MacCready from Marilyn R. Moore and James A. Fox in a deed dated January 29, 2020 and recorded at the said registry in Book 7003 Page 748.

Reserving a forty (40) foot wide right of way, known as Easement Area A, from the west side of the fifty (50) foot right of way (known as Driftwood Way) to the east line of land to said Scott J. & Susan E. MacCready (HCRD Book 7119, Page 643), bounded and described as follows:

Beginning at a point on the westerly side of the above described 50' right of way being N 29°46'43" W a distance of 229.90' from the Point of Beginning of the above described lot

thence S 47°35'12" W a distance of 28.94' to a rebar found set in the ground with a cap stamped "Edward B. Jackson, PLS #1091" on the easterly line of said MacCready (7119/643);

thence N 45°00'33" W but always following easterly line of said MacCready a distance of 40.04' to a point;

thence N 47°35'12" E a distance of 39.72' to a point on the westerly sideline of the said 50' right of way;

thence S 29°46'43" E a distance of 40.99' along the westerly sideline of the said 50' right of way to the Point of Beginning.

Together with an easement over Driftwood Way from the Point of Beginning of the above Easement northwesterly to Indian Point Road.

Together with an easement area, known as Easement Area B, located in the southeast area of land of said MacCready (HCRD Book 7119, Page 643), bounded and described as follows:

Beginning at a pipe at the southwest corner of the above described lot and at the northwest corner of said Mackintosh (HCRD Book 6861, Page 632), also being N 68°14'24" E a distance of 164.90' from a pipe on the west side of said 50 foot right of way;

thence S 73°00'13" W but following the south line of said MacCready (HCRD Book 7119, Page 643) a distance of 47.80' to a rebar set in the ground with a cap stamped "T.W. Benson PLS #2262";

thence N 05°46'12" E a distance of 156.58' to a rebar set in the ground with a cap stamped "T.W. Benson PLS #2262" on the west line of the above described lot;

thence S 45°10'35" E along said west line a distance of 56.87' to a rebar found set in the ground;

thence S 05°48'56" W a distance of 102.26' to the Point of Beginning.