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JULIE A. CURTIS, REGISTER OF DEEDS  
HANCOCK COUNTY MAINE  
MAINE REAL ESTATE TRANSFER TAX PAID  
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HANCOCK

**TRUSTEES' DEED**

**STEVEN M. GRANOFF AND CONSTANCE J. BERNHARDT, TRUSTEES OF THE GRANOFF-BERNHARDT REALTY TRUST CERTIFICATE OF TRUST**, of 74 Oak Street, Pepperell, Massachusetts, for consideration paid, grant to **BONNIE POLITANO and ANTHONY L. POLITANO**, whose mailing address is P.O. Box 594, Castine, Maine 04421, with warranty covenants, **AS JOINT TENANTS**, a certain lot or parcel of land together with all buildings and improvements thereon, situated in **CASTINE**, Hancock County, Maine, bounded and described in the attached Exhibit A.

Meaning and Intending to convey a portion of the premises conveyed by deed from Steven M. Granoff and Constance J. Bernhardt to Steven M. Granoff and Constance J. Bernhardt, Trustees of the Granoff-Bernhardt Realty Trust, dated November 3, 2006, and recorded in the Hancock County Registry of Deeds in Book 4649, Page 260.

WITNESS my hands and seals this 13 day of August, 2018.

*Steven M. Granoff, Trustee*  
Steven M. Granoff, Trustee

*Constance J. Bernhardt*  
Constance J. Bernhardt, Trustee

STATE OF MAINE  
COUNTY OF Penobscot, ss.

DATED: August 13, 2018

Personally appeared the above-named STEVEN M. GRANOFF and CONSTANCE J. BERNHARDT, and acknowledged the foregoing instrument to be their free act and deed in their said capacities.

Before me,

*Amber L. Cobb*  
Notary Public/Attorney at Law

(Print name) Amber L. Cobb  
Notary Public, State of Maine  
My Commission Expires April 26, 2021

EXHIBIT A

Beginning at a #6 rebar set six (6) feet northerly of the right-of-way limits of Main Street, so-called, said rebar bears for a tie-line, S 61°58' 30" E 90.07 feet, from a rebar set flush in 1989, said rebar marking the most southerly corner of land now or formerly of Mark Hodesh, Castine Inn, Book 1495, Page 359;

Thence N 33° 41' 20" E 103.94 feet, more or less, on a line passing one (1) foot, more or less, southeasterly of the southeasterly corner of a building formerly occupied by the Union Trust Company, to a #6 rebar set flush;

Thence S 58° 21' E 53.8 feet, by and along the remaining land now or formerly of MCFW, LLC, to a #6 rebar set at the northerly corner of a 1,605 square foot lot to be conveyed by the Grantor herein, Granoff-Bernhardt Realty Trust;

Thence S 33° 28' 20" W 39.7 feet, by and along the northwesterly line of said 1,605 square foot lot to be conveyed by the Grantor herein, to a #6 rebar set at the northerly corner of land described in a deed to DeRaaf, Book 1336, Page 99;

Thence continuing S 33° 28' 20" W 64.21 feet, by and along the northwesterly line of said DeRaaf, said line passing one (1) foot, more or less, southerly of the building located on the herein described lot, to a #6 rebar set, said rebar bears for a tie-line, S 58° 21' E 54.17 feet from the rebar set at the point of beginning;

Thence continuing S 33° 28' 20" W 6 feet, more or less, continuing along the northwesterly line of said DeRaaf, to a point on the right of way limits of said Main Street; Thence N 58° 21' W 54.17 feet, by and along the limits of said Main Street, to a point;

Thence N 33° 41' 20" E 6 feet, more or less, to the rebar set at the point;

Containing 5,930 Square feet, more or less;

Referenced rebars set were set by others, not Sage Collins Surveying, Inc.;

Bearings are based on true north as determined by solar observation.

Together with all right, title and interest in a right-of-way, as modified herein, over and along the existing driveway across land of DeRaaf (Book 1681, Page 61) which runs from Main Street in a Northeasterly direction between the building on the hereinabove described property

and the building on the property now of DeRaaf, along the Southeasterly boundary line of the front portion of the hereinabove described property. The right of way is modified and limited as follows: to use the driveway for pedestrian traffic for ingress and egress and for limited vehicular traffic for maintenance on the building on the premises herein conveyed. Grantee herein shall not have the right to park any vehicles in the driveway area. Grantee shall not block the driveway access and no parking space access is granted. DeRaaf, their heirs, assigns, and successors in interest shall have the exclusive right to park in the driveway and in the right of way.

Further referencing and conveying without warranty of title a right of way in deed dated April 25, 19984, from Judith Leighton Gray to Michael H. Tonry and Penelope Tonry as recorded at the Hancock County Registry of Deeds in Book 1495, Page 391.

Subject to a certain 18 foot right of way as reserved in deed dated December 13, 1993, from Michael H. Tonry and Penelope Tonry to Jeffrey S. Siegel and Karen S. Siegel as recorded in the Hancock County Registry of Deeds in Book 2198. Page 294.

HANCOCK COUNTY