

DLN#1002040127067

**WARRANTY DEED**

**HOWARD A. DENTREMONT, JR. and CHRISTINE J. DENTREMONT**, husband and wife, with a mailing address of 16 True Lane, Bernard, ME 04612, for consideration paid, hereby grant to **RICHARD D. COCHRAN and BETH R. OUIMET**, whose mailing address is 6260 E. Riverside Blvd 138, Loves Park, IL 61111, as **JOINT TENANTS**, with **WARRANTY COVENANTS**, the following described real estate, to wit:

A certain lot or parcel of land, together with any improvements thereon, situated in **SWANS ISLAND**, Hancock County, State of Maine, and being more particularly bounded and described as follows, to wit:

Being Lot numbered three (3) as shown on a Subdivision Plan entitled "**Subdivision Addition Plan, Island Retreat Company, Inc., Swans Island, Hancock County, Maine by Sherwood Tuell November 1973**", recorded in Hancock County Registry of Deeds in **Plan Book 13, Page 84.**

Also hereby conveying, a **PART OR PORTION** of Lot numbered four (4) as shown on the above referred to Subdivision Plan recorded in Plan Book 13, Page 84, bounded and described as follows, to wit:

Beginning on the easterly sideline of Lot 4, as shown on the above-referenced Plan at a point being 22 feet northerly, more or less, from the southeasterly corner of said Lot 4. Said point of beginning being at or near a blazed 6 inch diameter spruce tree;

THENCE, across said Lot 4 the following three (3) courses and distances:

- 1) North 34° West a distance of 58.5 feet, more or less, to a blazed 10 inch diameter spruce tree;
- 2) North 06° East a distance of 72.6 feet, more or less, to a blazed 11 inch diameter spruce tree;
- 3) North 43° 30' East a distance of 29 feet, more or less, to a point at the easterly sideline of Lot 4. Said point being at or near a blazed 15 inch diameter spruce tree;

THENCE, southerly by the easterly sideline of Lot 4 a distance of 142 feet, more or less, to the point of beginning.

All bearing used in this description are based on the 2005 magnetic meridian. Tree diameters described herein have been measured at a height of 4.5 feet above the ground on the uphill side of the tree.

**EXCEPTING AND RESERVING**, to Island Retreat Company, Inc, its successors and assigns, the fee to the right of way (which is depicted on the aforesaid survey) that is situated along the northerly side line of Lot No. 9 on the northerly side line of Lot No. 10 as depicted on the said survey.

Together with, and as appurtenant to the herein conveyed premises, a right of way to be used for all purposes of a way (including ingress, egress and the transmission of above and/or below ground utilities) over the aforesaid right of way.

Together with, and as appurtenant to the herein conveyed premises, a right of way to be used for all purposes of a way (including ingress, egress and the transmission of above and/or below ground utilities) over the existing way which leads from or near the northeasterly corner of said Lot No. 10 across Lot 14 and/or Lot 15 (Lot 14 and Lot 15 being depicted on a subdivision plan recorded in Plan Book 12 Page 128 at the said Registry of Deeds) to a point on the westerly side line of a fifty (50) foot wide road to the center line of which is depicted on the subdivision plan recorded in Plan Book 12, Page 128.

Together with the right to connect with and use the existing underground sewer line and the related system which is situated in the Island Retreat Subdivision that is depicted on the aforesaid plan recorded in Plan Book 12, Page 128 at the said Registry of Deeds.

Together with, and as appurtenant to the herein conveyed premises, a right of way, as the same now exists, to be used for all purposes of a way (including the transmission of utilities) over the aforesaid fifty (50) foot wide road which leads in a general southerly direction through the Island Retreat Subdivision and then in a general westerly direction through the so-called Big Basin Cove Subdivision to the Town Road.

By the acceptance of this deed and as partial consideration therefore, the herein Grantees agree for themselves, their heirs and assigns, that they will pay their pro-rata share of the costs of maintaining, repairing, operating and replacing the aforesaid rights of way and sewage system. The Grantees pro-rata share of the aforesaid costs to be determined by the Island Retreat Association, a Maine Corporation having its office in the said Town of Swans Island.

This conveyance is also made subject to certain conditions and restrictions set forth in the deed from Toothacher Cove Associates, a Maine Corporation, to Leon E. White and Cherrie E. White, dated July 15, 1988, recorded in the Hancock Registry of Deeds in Book 1706, Page 198. See Exhb A att.

Meaning and intending to describe and convey a PART OR PORTION of the premises conveyed from Eric G. and Suzzette E. Flodberg to Howard A. Dentremont, Jr. and Christine J. Dentremont, dated October 29, 2004, recorded in the Hancock Registry of Deeds in Book 4058, Page 257.

This conveyance is also made subject to any and all easements of record affecting the described property.

WITNESS our hands and seals this 28<sup>th</sup> of December, 2020.

Howard A. Dentremont Jr.  
Howard A. Dentremont Jr.

Christine J. Dentremont  
Christine J. Dentremont

STATE OF MAINE  
Hancock, ss.  
(County)

December 28, 2020

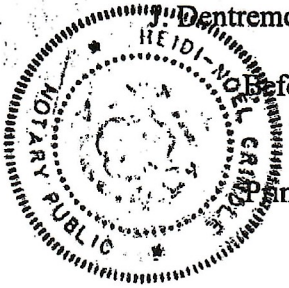
Personally appeared the above-named, Howard A. Dentremont, Jr. and Christine Dentremont, and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Heidi Noel Grindle  
Notary Public/Attorney at Law

Print name:

HEIDI-NOEL GRINDLE  
NOTARY PUBLIC - MAINE  
MY COMMISSION EXPIRES 07/13/2025



HANCOCK COUNTY