

Return to:
Ronald B. Murphy IV
1058 Pleasant St
Blue Hill, ME 04614
DLN:1002240195943

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That **Morris A. Lambdin Jr.**, of 12394 Kilmachronan Drive, Glade Spring, Virginia 24340, and **Andrea Dymont-Lambdin**, of 99 Reach Road #12, Sedgewick, Maine 04676, for consideration paid grant to

Ronald B. Murphy IV, and Brianne Catherine Lindelof, of 1058 Pleasant Street, Blue Hill, Maine 04614, as joint tenants with rights of survivorship, with WARRANTY COVENANTS, a certain lot or parcel of land, together with all buildings and improvements thereon, situated in the Town of Blue Hill, Hancock County, and State of Maine, bounded and described as follows:

Beginning at 1/2 inch iron rod found set in the ground on the westerly side of Route 15 in the southeasterly line of land conveyed in a deed from Deborah H. Mahon (formerly Deborah H. Ryan) to Deborah H. Mahon and Jonathan H. Mahon, dated July 28, 1983, and recorded at the Hancock County Registry of Deeds in Book 1471, Page 289; Thence South forty-two degrees forty-eight minutes zero seconds West (S. 42° 48' 00" W.) by and along said land of Mahon and in part by the remains of a rail fence and a stonewall three hundred seventeen and two hundredths (317.02) feet to a corner, said corner bears North forty-two degrees forty-eight minutes zero seconds East (N. 42° 48' 00" E.) one hundred seventy-six and thirty-five hundredths (176.35) feet from an iron pipe at the southwest corner of said Mahon;

Thence South forty-seven degrees twenty-six minutes twenty-seven seconds East (S. 47° 26' 27" E.) by and along remaining land of the Grantors, Albert H. and Crystal P. Howes one hundred seventy-three and twenty nine hundredths (173.29) feet to a corner;

Thence North twenty-four degrees forty-nine minutes twenty-four seconds East (N. 24° 49' 24" E.) by and along said remaining land of Howes two hundred thirty-four and seventy-eight hundredths (234.78), feet to a corner;

Thence North eighty-nine degrees thirty minutes forty-seven seconds East (N. 89° 30' 47" E.) by and along said remaining land of Howes sixty-nine and fifty-two hundredths (69.52) feet to a point on the westerly side of Route 15 that bears South thirty degrees thirty-two minutes thirty-nine seconds East (S. 30° 32' 39" E.) one hundred fifty-eight and six hundredths (158.06) feet from the rod at the point of beginning;

Thence continuing the same course North eighty-nine degrees thirty minutes forty-seven seconds East (N. 89° 30' 47" E.) by and along said remaining land of Howes forty-two (42) feet, more or less, to the centerline of the traveled way of Route 15;

Thence northerly by and along the centerline of the traveled way one hundred ninety (190) feet, more or-less, to the southeast corner of said land of Mahon;

Thence South forty-two degrees forty-eight minutes zero seconds West (S. 42° 48' 00" W.) by and along said land of Mahon thirty-nine (39) feet, more or less, to the point of beginning.

The above description was prepared by Eric W. Allen, PLS. Bearings are magnetic and were oriented to the southeasterly line of said land of Deborah H. Mahon and Jonathan H. Mahon.

Subject to and with the benefit of a right of way and well easement described in easement deed from Albert H. Howes and Crystal P. Howes to Katina Howes dated November 13, 2001 and recorded in Book 3213, Page 244 of said Registry.

Meaning and intending to describe and convey the same premises conveyed to Morris A. Lambdin, Jr. and Andrea Dymment-Lambdin by virtue of a deed of Federal National Mortgage Association dated November 25, 2008 and recorded in the Hancock County Registry of Deeds at Book 5098, Page 227.

Executed this 2nd day of June, 2022.

Andrea Dymment-Lambdin
Andrea Dymment-Lambdin

State of Maine
County of Hancock

Then personally appeared before me on this 2 day of June, 2022 the said Andrea Dymment-Lambdin and acknowledged the foregoing to be her voluntary act and deed.

Sonja L. Williams
Notary Public

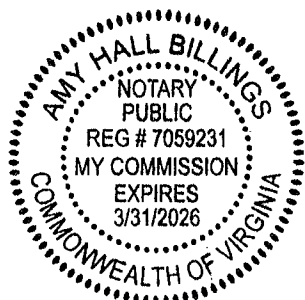
Commission expiration:
Sonja L. Williams
Notary Public - State of Maine
My Commission Expires: 5/29/25

Executed this 27 day of May, 2022.

Morris A. Lambdin Jr.
Morris A. Lambdin Jr.

State of VA
County of Washington

Then personally appeared before me on this 27 day of May, 2022 the said Morris A. Lambdin Jr. and acknowledged the foregoing to be his voluntary act and deed.



OCOK COUNTY

Amy H. Billings
Notary Public
Commission expiration: