



OR BK 6398 PGS 110 - 112 06/02/2015 08:53:39 AM
 INSTR # 2015006957 JULIE A. CURTIS
 HANCOCK COUNTY, ME REGISTER OF DEEDS

QUITCLAIM DEED with COVENANT

DOUGLAS S. WOLLMAR AND EVANGELINE L. WOLLMAR, whose address is 22 Christy Hill Road, Sedgwick, Maine 04676, for consideration paid, grant to **SHEILA WALPORT**, whose address is P.O. Box 474, Blue Hill, Maine 04614, with QUITCLAIM COVENANT, a certain lot or parcel of parcel of land together with any and all structures and improvements situated thereon, situated in Sedgwick, Hancock County, Maine, and being more particularly described as follows:

"Beginning at a 3/4" iron rod with survey cap stamped Allen-Bowden PLS 2097 set flush at or near the southwesterly sideline of Christy Hill Road on the northwesterly line of land conveyed in a deed from Normand A. Benoit and Blanche L. Benoit, Trustees, UTD 02-27-1989 FBO SAME to Jennifer Lea McCall and John Michael McCall dated March 26, 2004, and recorded in Book 3881, Page 316 of the Hancock County, Maine, Registry of Deeds; thence South fifty-three degrees three minutes fifty-eight seconds West (S. 53° 03' 58" W.) by and along said land of McCall in part following a stone wall, five hundred twenty-four and seven hundredths (524.07) feet to a 1" pipe found at land conveyed in a deed from Kermit P. Allen to The Housing Foundation Disp dated November 22, 1982 and recorded in Book 1451, Page 394 of said Registry of Deeds; thence North fifty degrees fifty minutes one second West (N. 50° 50' 01" W.) by and along said land of The Housing Foundation Disp, two hundred thirty-seven and ninety hundredths (237.90) feet to a 3/4" iron rod with said survey cap set in rock at the corner of a stone wall at land conveyed in deeds from Jennie Y. Ford to Kermit P. Allen and Wayne R. Allen dated October 6, 1958 and recorded in Book 864, Page 192 of said Registry of Deeds, and from Wayne R. Allen to Kermit P. Allen dated November 25, 1987 and recorded in Book 1676, Page 55 of said Registry of Deeds, and an undivided one-half interest from Kermit P. Allen to Jeffrey S. Allen and Tina Allen dated December 27, 1999 and recorded in Book 2890, Page 520 of said Registry of Deeds; thence North forty degrees thirty minutes twenty-seven seconds West (N. 40° 30' 27" W.) by and along said land of Allen following said stone wall one hundred twenty-five and thirty-seven hundredths (125.37) feet to a 3/4" iron rod with said survey cap set in rock of said stone wall; thence North fifteen degrees fifteen minutes ten seconds East (N. 15° 15' 10" E.) by and along remaining land conveyed in a deed from Kermit P. Allen and Jeffrey Smith Allen to

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Jeffrey Smith Allen and Tina Marie Allen dated January 28, 2004 and recorded in Book 3872, Page 222 of said Registry of Deeds, two hundred twenty-six and thirty-eight hundredths (226.38) feet to a 3/4" iron rod with said survey cap set near the southwesterly sideline of a woods road; thence North fifty-eight degrees fifty-three minutes forty-eight seconds East (N. 58° 53' 48" E.) by and along said remaining land of Allen and crossing said woods road three hundred sixty-five and seventeen hundredths (365.17) feet to a 3/4" iron rod with said survey cap set at or near said southwesterly sideline of Christy Hill Road, said rod bears North forty-two degrees forty-seven minutes six seconds West (N. 42° 47' 06" W.), a distance of four hundred sixty and sixteen hundredths (460.16) feet from the first mentioned rod; thence continuing the same course North fifty-eight degrees fifty-three minutes forty-eight seconds East (N. 58° 53' 48" E.) by and along said remaining land of Allen, thirty-one and five tenths (31.5) feet, more or less, to the centerline of the traveled way of said Christy Hill Road; thence in a generally southeasterly direction following said centerline four hundred fifty-six (456) feet, more or less, to a point that bears North fifty-three degrees three minutes fifty-eight seconds East (N. 53° 03' 58" E.) from the first mentioned rod; thence South fifty-three degrees three minutes fifty-eight seconds West (S. 53° 03' 58" W.) by and along said land of McCall twenty-four and eight tenths (24.8) feet, more or less, to the point of beginning and containing six and zero tenths (6.0) acres, more or less.

Bearings mentioned in the description above are magnetic and oriented to an observed bearing taken at the site January, 2008.

That portion of the above described lot contained within the right of way limits of Christy Hill Road are subject to the rights of the public.

The description of land above is taken from a survey by Allen-Bowden, Inc. for Jeffrey Allen and prepared by Eric W. Allen, PLS 2097."

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Meaning and intending to convey all and the same premises as conveyed from Sidney Peck to Douglas S. Wollmar and Evangeline L. Wollmar by deed dated January 30, 2012 and recorded in the Hancock County Registry of Deeds in Book 5759, Page 321.

WITNESS our hands and seals this 29th day of May, 2015.

Amy J. Visentini
Witness

Douglas S. Wollmar
DOUGLAS S. WOLLMAR

Amy J. Visentini
Witness

Evangeline L. Wollmar
EVANGELINE L. WOLLMAR

STATE OF MAINE
COUNTY OF HANCOCK

ss. May 29, 2015

Then personally appeared the above-named, Douglas S. Wollmar and Evangeline L. Wollmar, and acknowledged the foregoing instrument to be their free act and deed.

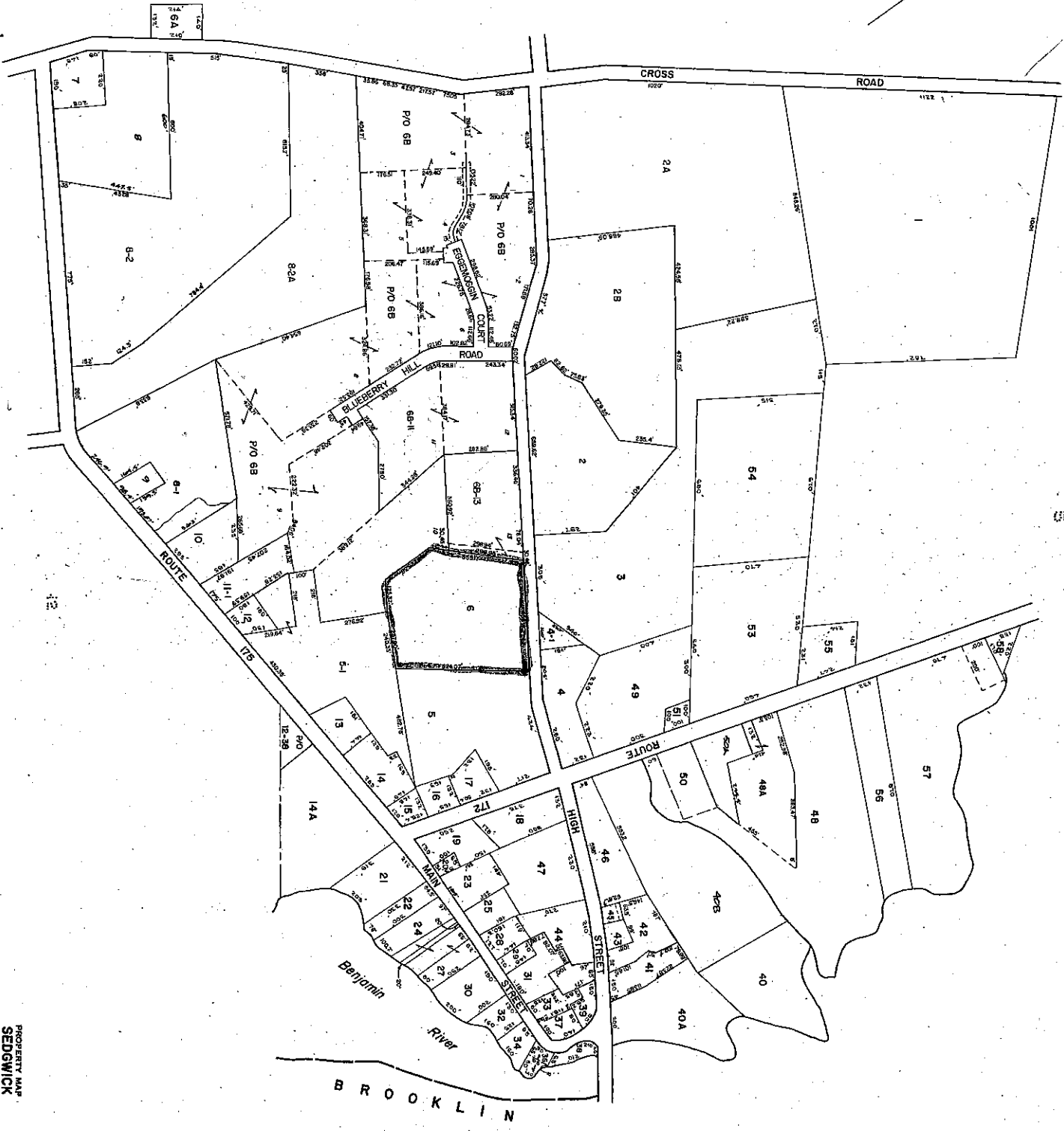
Amy J. Visentini
Attorney at Law/Notary Public

Amy J. Visentini
Print Name

LEGEND
1 PARCEL NUMBERS
2 ADJACENT MAPS
3 MATCH LINE

For Attachment Purposes
Not to be used for Conveyances

PROPERTY MAP
SEDGWICK
HANDOCK COUNTY, MAINE
PREPARED BY
JAMES W. SEWALL COMPANY
OLD TOWN, MAINE
SCALE 1 INCH = 200 FEET



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