

MAINE REAL ESTATE TAX-Exempt

Corrective

TRUSTEES' DEED WITH WARRANTY COVENANT

DLN: 1002340233233

DAVID R. ALVORD and CHERLY S. ALVORD, CO-TRUSTEES OF THE ALVORD FAMILY TRUST, dated March 1, 2019, whose mailing address is 10516 West Roundelay Circle, Sun City, Arizona 85351, for consideration paid, by the power conferred by law, and every other power, grant to **DAVID SANSOUCI and JANET SANSOUCI**, with a mailing address of 211 Rays Point Road, Milbridge, Maine 04658, with **WARRANTY COVENANTS**, as Joint Tenants, a certain lot or parcel of land, together with any buildings and improvements thereon, situated in Milbridge, Washington County, State of Maine, bounded and described as follows:

A certain lot or parcel of land situated at Ray's Point, so-called, in Milbridge, County of Washington and State of Maine, bounded and described as follows:

Beginning at an iron pin on the westerly side of Ray's Point Road and also the southeasterly corner of the land now or formerly of V. and A. Pettigrew. Said pin being established by a survey made by Clement K. Hamilton, Registered Land Surveyor No. 229, on November 4 and 5, 1971.

Thence running south 100 feet along Ray's Point Road to an iron pipe; thence westerly to an iron pipe on the Back Bay Shore, so-called; thence northwesterly along the shore 100 feet to an iron pipe; thence northeasterly 150 feet to the iron pin of beginning, and being part of the Lang fields, so-called. Together with all shore privileges.

It must be noted that although the iron markers are on the land 12 to 15 feet from the shore that the property rights extend to mean high tide line.

Meaning and intending to convey all of the same premises as conveyed from David R. Alvord and Cheryl S. Alvord to David R. Alvord and Cheryl S. Alvord, Co-Trustees of the Alvord Family Trust, dated March 11, 2019 and recorded in the Washington County Registry of Deeds in Book 4543, Page 39.

EXPRESSLY meaning to **NOT CONVEY** any rights to take water from an artesian well on property formerly of Vernon E. Pettigrew and Alice A. Pettigrew described in a deed from Raymond (Little) Petit and Ann (Little) Petit dated January 19, 1972 and recorded in the Washington County Registry of Deeds in Book 742, Page 41, said rights, if any, being first

described in a deed from Phyllis M. Alvord to David R. Alvord and Cheryl S. Alvord dated December 2, 1998 and recorded in Book 2296, Page 324 of said Registry. The property described in the deed recorded in Book 742, Page 41 is now owned by the Grantees herein, by virtue of a deed from Carol Updegraff dated October 21, 2014 and recorded in Book 4105, Page 290 of said Registry. Said rights to be extinguished by merger of the benefited land with the burdened land.

The undersigned trustees hereby affirm that they are the current acting trustees and that said Trust is currently in full force and effect and has not been modified or amended in a way that would cause any representation herein to be incorrect and that the trustees are authorized to do any and all necessary acts relating to the disposition of real property held by said Trust.

WITNESS my hand and seal this 28 day of March, 2023.

Robert Green
Witness

Stephen H. Ritten
Witness

Witness

David R. Alvord
David R. Alvord, Co-Trustee of The Alvord Family Trust, dated March 1, 2019

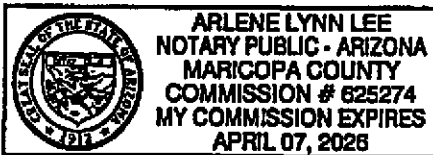
Cheryl Alvord
Cheryl S. Alvord, Co-Trustee of The Alvord Family Trust, dated March 1, 2019

STATE OF AZ

COUNTY OF Maricopa 3-28, 2023

Personally appeared before me the above-named David R. Alvord and Cheryl S. Alvord, Co-Trustees of Alvord Family Trust dated March 1, 2019 as aforesaid, and acknowledged the foregoing instrument to be their free acts and deeds in their capacities.

Arlene Lynn Lee
Notary Public 3-28-23



The purpose of this deed is to correct the spelling of Janet Sansouci, which was misspelled in a deed dated March 28, 2023 and recorded in the Washington County Registry of Deeds in Book 2237, Page 4999.