

ERECORD

Tammy C. Gay Registrar of Deeds
WASHINGTON COUNTY

WARRANTY DEED

DLN # 1002440286146

Michael Paulousky, of Newton, County of Middlesex, Commonwealth of Massachusetts, for consideration paid, grants to **Timothy Joyce** and **Nikole Novikova** both of Machias, County of Washington, State of Maine, with a mailing address of 25 Gardner Ave. Machias, ME 04654, as Joint Tenants, with Warranty Covenants, the land situated in Milbridge, County of Washington, State of Maine, described as follows:

Certain lots or parcels of land together with any and all structures and improvements situated thereon, and appurtenances thereto, situated in Milbridge, Washington County, Maine and being bounded and described as follows, to wit:

PARCEL ONE: A certain lot or parcel of land together with any and all structures and improvements situated thereon, and appurtenances thereto, situated in Milbridge, Washington County, Maine and being the same premises as described in a deed from Priscilla A. Stewart to Priscilla Stewart, Trustee of The Priscilla Stewart Revocable Trust-2011 u/d/t January 27, 2011 and being dated September 17, 2013, recorded in Book 3997, Page 125 of the Washington County, Maine, Registry of Deeds and which premises are bounded and described as follows, to wit:

Bounded NORTHERLY by the center of the road leading to the old W. R. Sawyer Wharf;

EASTERLY by the shipyard lot now or formerly of Sawyer Shipyards Corporation;

SOUTHERLY by a portion of said lot, and the William Godfrey lot, so-called; and,

WESTERLY by land of Joseph A. Ward.

Meaning and hereby conveying the same property described in a deed from Priscilla A. Stewart to the Priscilla Stewart Revocable Trust, said deed being dated September 17, 2013 and recorded in Book 3997, Page 125 of the Washington County Registry of Deeds.

Granting also to the Grantees herein, their heirs assigns, all rights, privileges, appurtenances and easements belonging to the granted estate as intended by M.R.S.A., Title 33, Section 173.

PARCEL TWO: A certain lot or parcel of land together with any and all structures and improvements situated thereon, and appurtenances thereto, situated in Milbridge, Washington County, Maine and being the same premises as described in a deed from Priscilla A. Stewart to Priscilla Stewart, Trustee of The Priscilla Stewart Revocable Trust-2011, said deed being dated March 30, 2011, recorded in Book 3729, Page 294 of the Washington County, Maine, Registry of Deeds and which premises are bounded and described as follows, to wit:

A certain lot or parcel of land together with buildings thereon. situated on the west side of the Narraguagus River in Milbridge, in the County of Washington and State of Maine, and bounded and described as follows, to wit:

Beginning on the south line of the Field Lot, so-called, at the northeast corner of a lot owned now or formerly by W. H. Rich, formerly known as the Small Lot; thence running easterly along said Field Lot line and over the flats and to the channel in said river;

Thence turning and running southerly by said channel to the northeast corner, or extension of the northerly line of land now or formerly of Delcena E. Gay, formerly known as the Franklin Sawyer lot;

Thence turning and running westerly by and with the north line of said Gay lot to a corner marked by an iron bolt;

Thence turning and running northerly by the east line of the Godfrey lot to land now or formerly occupied by Bessie E. Stanley and known as the Stanley lot;

Thence turning and running easterly and then northerly by and with Stanley lot lines to the center of the road leading to the shore;

Thence turning and running easterly by the center of the road to the southeast corner of said W.H. Rich Lot;

Thence turning and running Northerly by the east line of said Rich lot to the point of beginning. Between the southeast corner of said Godfrey lot and the south line of said Stanley lot, a bank of earth marks the line.

Excepting and reserving the property described in the deed of R. Michael Gay to Milbridge Housing Associates dated August 15, 1985 and recorded in the Washington County Registry of Deeds in Book 1342, Page 264 as follows:

A lot or parcel of land situated in Milbridge, County of Washington and State of Maine, bounded and described as follows, to wit:

Beginning at a three-quarter (3/4) inch rebar on the westerly line of land of R. Michael Gay at a point situated South Eighty-four Degrees Five Minutes East (S. 84° 5'

E.) a distance of One Hundred Sixty-three and seven-tenths (163.7) feet from the northeasterly corner of land of Blueberry Goose, Inc. (see Book 1238, Page 147) and from said point of beginning, turning South four degrees Twenty-one Minutes East (S. 4° 21' E.) a distance of Sixty-two and one-tenth (62.1) feet to a one inch iron stake driven into a tree stump; thence turning and running South Eighty-one Degrees Forty-eight Minutes East (S. 81° 48' E.) along the northerly line of land of Francis W. and Anita L. Horan a distance of One Hundred Fifty-nine and four-tenths (159.4) feet to three-quarter (3/4) inch rebar driven into the ground at the top of a bank;

Thence continuing on the same bearing South Eighty-one Degrees Forty-eight Minutes East (S. 81° 48' E.) along the northerly line of said Horan a distance of Forty-seven and seven-tenths (47.7) feet to a three-quarter (3/4) inch rebar driven into the ground on the shore of the Narraguagus River, so-called;

Thence turning and running northerly along high water mark of the Narraguagus River to an iron pin driven at high water mark at a point which bears North One Degree Four Minutes East (N. 01° 04' E.) a distance of Sixty-two and four-tenths (62.4) feet from the last mentioned rebar;

Thence turning North Eighty-one Degrees Forty-eight Minutes West (N. 81° 48' W.) and running along land retained by R. Michael Gay a distance of Two Hundred Three and five-tenths (203.5) feet to the three-quarter (3/4) inch rebar marking the point of beginning.

Also conveying all of the Grantor's right, title and interest in the area between high and low water mark of Narraguagus River formed by an extension of the northerly and southerly lines of the within described parcel subject to the rights of the public therein.

The above parcel of land, exclusive of the area easterly of high water mark, contains 12,712 square feet, more or less.

The above description is in accordance with a survey performed December 17-18, 1984 by William R. Maguo, Registered Land surveyor #1098.

Meaning and intending to describe and convey the same Premises as described in the Warranty Deed of Priscilla A. Stewart to the Priscilla Stewart Revocable Trust, said deed being dated March 30, 2011 and recorded at Book 3729, Page 294 in the Washington County Registry of Deeds.

Also conveying all rights, easements, privileges and appurtenances now belonging to the granted estate as intended by Title 33 M.R.S.A. Section 773.

Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

For Grantor's source of title, reference is hereby made to the deed from Priscilla Stewart, Trustee of the Priscilla Stewart Revocable Trust – 2011, u/d/t January 27, 2011 to Michael Paulousky dated August 4, 2021, recorded in the Washington County Registry of Deeds in Book 4820, Page 256.

WITNESS my hand and seal this 26th day of August, 2024.

WITNESS

Michael Paulousky
Michael Paulousky

STATE OF MAINE
County of Washington, ss

8-26 - , 2024

Then personally appeared the above named Michael Paulousky and acknowledged the foregoing instrument to be his free act and deed.

Before me,

T.C.
Notary Public

Todd C. Noyes

Maine Attorney At Law
Bar Number 7888

Please print name

Commission Expires: N/A