

20637

WARRANTY DEED

JOHN H. BRIGGS, JR. of 132 Grandview Avenue, Rye, Westchester County, New York, 10580, for consideration paid, grants to WALTER HALLE BRIGGS of Fiddler Reach Road, HCR 31, Box 319, Bath, Sagadahoc County, Maine, 04530, MARION BRIGGS BERRY of 8 Homestead Road, Darien, Fairfield County, Conn., 06820, and ASHLEY BRIGGS BERNHARD of 1802 Pine Street #2F, Philadelphia, Philadelphia County, Penn. 19103, with Warranty Covenants, premises in Southwest Harbor, Hancock County, Maine, together with the buildings thereon and wharf extending into the adjacent waters, bounded and described as the third parcel of land in a June 23, 1981 deed from Southwest Boat Corporation to John H. Briggs, Jr. that was recorded in Book 1410, Page 227 of the Hancock County Registry of Deeds.

Those premises were bounded and described as follows in the October 5, 1967, deed from Grace M. Parker to Southwest Boat Corporation that was recorded in Book 1049, Page 140 of said registry:

FIRST PARCEL

Commencing on the south side of the road leading to the Steamboat wharf, where the road turns off to the stable of the late Ada E. Parker at the north side of the road on the south side of the garden, following the south side of the sidewalk easterly to a bunch of spruce trees; thence south to the "Centre" of the Cove; thence following the Centre of the Cove westerly until it strikes a continuation of the east line of land formerly of Caroline Clark southerly to the Centre of said Cove; thence northerly on said Caroline Clark's line to the southwest corner of the homestead lot of the late Ada E. Parker; thence following said Ada E. Parker's homestead lot line easterly to the road at the point of beginning. Containing one acre, more or less.

SECOND PARCEL

Commencing at the road where the picket fence now stands or formerly stood and running west by the fence as it now stands for a course to the easterly line of land formerly of Caroline Clark which easterly line formerly of Caroline Clark is referred to in the first parcel above described; thence running northerly in said easterly line of land formerly of Caroline Clark to the southwest corner of land formerly of Henry Clark; thence running easterly on said Henry Clark's south line following the fence to the road; thence following the road to the first mentioned bound.

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Containing one-half (1/2) acre, more or less. Being the same premises on which the house and stable of William G. Parker, husband of the late Ada E. Parker, now stands or formerly stood."

EXCEPTING from the above-described premises that portion conveyed to the Inhabitants of the Town of Southwest Harbor by deed of Southwest Boat Corporation dated April 29, 1975 and recorded in Book 1214, Page 566 of said registry.

Together with all rights, easements, privileges and appurtenances belonging to the granted estate.

WITNESS my hand and seal this 23 day of DECEMBER 1992.

*[Signature]*  
John H. Briggs, Jr.

STATE OF NEW YORK, ss. Dated: DECEMBER 23, 1992.

Personally appeared the above-named John H. Briggs, Jr. and acknowledged the foregoing instrument to be his free act and deed.

Before me,

*[Signature]*  
Notary public

ANTHONY J. MAZZEO  
Notary Public, State of New York  
No. 24-2690220  
Qualified in Kings County  
Certificate Filed in New York County  
Commission Expires 06/30/98  
(Notary's name in black ink)

(St.63 Brig.1, 12/17/92)

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REGISTRY OF DEEDS  
HANDS ON COUNTY SS.

*[Signature]*

REGISTER

*[Vertical Stamp]*  
Rif. Patten on Seal  
9-1-90