

BOOK: OR 7127 PAGE:1, # OF PGS: 9
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JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX PAID
eRecorded Document

QUITCLAIM DEED

Maine Statutory Short Form

DLN: 1002140147666

KNOW ALL MEN BY THESE PRESENTS that WILLARD A. BALDWIN, III of Portland, County of Multnomah, and State of Oregon, EDWARD E. BALDWIN of Stockbridge, County of Berkshire, and Commonwealth of Massachusetts and KATHERINE BALDWIN of New York, County of New York, and State of New York for consideration paid, grant to AMY REBECCA GALL AND JOHN M. GALL whose mailing address is 194 Old West Mountain Road, Ridgefield, CT 06877 as Joint Tenants with QUITCLAIM COVENANT, the real property situated in Deer Isle, County of Hancock and State of Maine more particularly described in Exhibit A attached hereto and incorporated herein by reference.

See attached Exhibit A & B

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 07 day of June, 2021.

Witness

Willard A. Baldwin, III

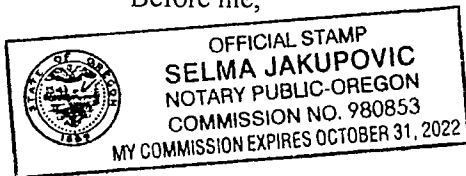
By: Shakya Baldwin, His Attorney in Fact

State of Oregon

County of MultnomahDate: 06.07.21

Personally appeared the above named Shakya Baldwin, and acknowledged the foregoing instrument to be her free act and deed and the free act and deed of Willard A. Baldwin, III.

Before me,



Notary Public/Attorney at Law

Print Name: Selma JakupovicCommission Expires: 10/31/2022

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7 day of June, 2021.

[Signature]
Witness

[Signature]
Edward E. Baldwin

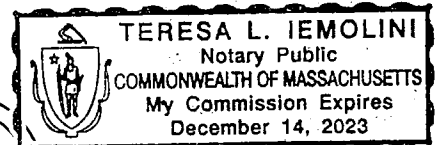
Commonwealth of Massachusetts
County of Berkshire

Date: June 7, 2021

Personally appeared the above named Edward E. Baldwin, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

[Signature]
Notary Public/Attorney at Law
Print Name: Teresa L. Iemolini
Commission Expires:



IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7 day of June,
2021.

Witness


Katherine Baldwin

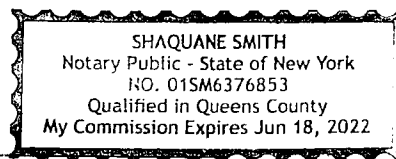
State of New York

Date: June 7, 2021

County of New York

Personally appeared the above named Katherine Baldwin, and acknowledged the foregoing instrument to be her free act and deed.

Before me,



Notary Public/Attorney at Law

Print Name: Shaquane Smith

Commission Expires: June 18, 2022

EXHIBIT A

A certain lot or parcel of land, together with any buildings and improvements thereon, situated in that part of Deer Isle, Hancock County, Maine, known as Mountainville, bounded and described as follows:

Commencing at an iron pipe driven in the ground at the southwesterly corner of the premises conveyed by the Grantors herein to Allison J. Downs and Elizabeth R. Downs by deed recorded in the Hancock County, Maine, Registry of Deeds on September 16, 1971, in Book 1126, Page 69; thence North seventy degrees thirty-six minutes West (N. 70° 36' W.) a distance of one hundred sixty-three and fifty-six hundredths (163.56) feet along remaining land of the Grantors herein to an iron pipe at the base of an eighteen inch (18") spruce tree; thence North five degrees fifty-one minutes East (N. 5° 51' E.) a distance of sixty-seven and seventy-nine hundredths (67.79) feet along remaining land of the Grantors herein to a point; thence North twenty-four degrees twenty minutes West (N. 24° 20' W.) a distance of one hundred thirty-two and twenty-six hundredths (132.26) feet along remaining land of the Grantors herein to an iron pipe driven in the ground; thence North one degree fifty-three minutes East (N. 1° 53' E.) a distance of two hundred forty-eight and sixty-four hundredths (248.64) feet along remaining land of the Grantors herein to an iron rod in a ledge at or near high water mark of Greenlaw Cove; thence continuing on the same course North one degree fifty-three minutes East (N. 1° 53' E.) to said high water mark; thence in a generally easterly direction but always following said high water mark a distance of three hundred eighty (380) feet, more or less, to the northwesterly corner of said premises conveyed by the Grantors herein to said Allison J. Downs, et al., which point is marked by a horizontal iron rod in a large gray boulder on the beach; thence South twenty-two degrees forty minutes West (S. 22° 40' W.) but always following said land conveyed to said Downs a distance of eighty-six and seventy-four hundredths (86.74) feet to an iron pipe driven in the ground; thence South six degrees fifty-seven minutes West (S. 6° 57' W.) but always following said land of said Downs a distance of one hundred seven and forty-nine hundredths (107.49) feet to an iron pipe driven in the ground; thence South thirteen degrees thirty-seven minutes West (S. 13° 37' W.) but always following said land of said Downs a distance of one hundred forty-one and seventy-eight hundredths (141.78) feet to an iron pipe driven in the ground; thence South thirty-two degrees twenty-three minutes West (S. 32° 23' W.) but always following said land of said Downs a distance of one hundred sixty-two and sixty-seven hundredths (162.67) feet to the iron pipe at the point of beginning. Containing three and seven hundredths (3.07) acres, more or less.

Together with and as appurtenant to the premises hereinabove described as conveyed and every part thereof, a free, open and unobstructed right-of-way for use by vehicles or on foot, to be used in common with the grantors herein, their heirs and assigns, and all others who may now have or may hereafter acquire similar rights therein over a strip of land fifteen (15) feet in width, the center line of said fifteen (15) foot strip being the center line of the road as it now exists, extending from the town road across land of the Grantors to the southeasterly corner of the premises hereinabove described as conveyed; together with the right to install and maintain utility lines, either on poles or underground, within said fifteen (15) foot strip, provided that the same does not unreasonably interfere with the rights of others to use the said road, and also the right to maintain, replace and repair said utility lines.

The premises hereinabove described as conveyed are conveyed subject to a right of way fifteen (15) feet in width to be used in common with all others who may now have or may hereafter acquire similar rights therein, extending along the easterly boundary of the premises hereinabove described as conveyed from the southeasterly corner thereof to the shore of Greenlaw Cove.

Being the same premises described in the deed from the Estate of Willard A. Baldwin to Willard A. Baldwin, III, Edward E. Baldwin, and Katherine Baldwin, dated August 22, 2002, recorded in the Hancock County Registry of Deeds in Book 3600, Page 207.

EXHIBIT B

 M 44—New York Statutory Power of Attorney: durable unless modified,
GOL § 5-1513: 12 pt. type, 9-10

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POWER OF ATTORNEY — NEW YORK STATUTORY SHORT FORM

(a) CAUTION TO THE PRINCIPAL: Your Power of Attorney is an important document. As the "principal," you give the person whom you choose (your "agent") authority to spend your money and sell or dispose of your property during your lifetime without telling you. You do not lose your authority to act even though you have given your agent similar authority.

When your agent exercises this authority, he or she must act according to any instructions you have provided or, where there are no specific instructions, in your best interest. "Important Information for the Agent" at the end of this document describes your agent's responsibilities.

Your agent can act on your behalf only after signing the Power of Attorney before a notary public.

You can request information from your agent at any time. If you are revoking a prior Power of Attorney, you should provide written notice of the revocation to your prior agent(s) and to any third

parties who may have acted upon it, including the financial institutions where your accounts are located.

You can revoke or terminate your Power of Attorney at any time for any reason as long as you are of sound mind. If you are no longer of sound mind, a court can remove an agent for acting improperly.

Your agent cannot make health care decisions for you. You may execute a "Health Care Proxy" to do this.

The law governing Powers of Attorney is contained in the New York General Obligations Law, Article 5, Title 15. This law is available at a law library, or online through the New York State Senate or Assembly websites, www.senate.state.ny.us or www.assembly.state.ny.us.

If there is anything about this document that you do not understand, you should ask a lawyer of your own choosing to explain it to you.

(b) DESIGNATION OF AGENT(S):

name and
address of
principal

I, Willard A. Baldwin, residing at 3 East 10th Street (Apt. 3A)
New York, NY 10003 hereby appoint:

name(s) and
address(es)
of agent(s)

my daughter, Shakya Baldwin, residing at 405 SE 84th Avenue
Portland, OR 97216 as my agent(s)

If you designate more than one agent above, they must act together unless you initial the statement below.

[] My agents may act SEPARATELY.

(c) DESIGNATION OF SUCCESSOR AGENT(S): (OPTIONAL)

name(s) and
address(es)
of successor
agent(s)

If any agent designated above is unable or unwilling to serve, I appoint as my successor agent(s):

Successor agents designated above must act together unless you initial the statement below:

[] My successor agents may act SEPARATELY.

You may provide for specific succession rules in this section. Insert specific succession provisions here:

(d) This POWER OF ATTORNEY shall not be affected by my subsequent incapacity unless I have stated otherwise below, under "Modifications."

(e) This POWER OF ATTORNEY DOES NOT REVOKE any Powers of Attorney previously executed by me unless I have stated otherwise below, under "Modifications."

If you do NOT intend to revoke your prior Powers of Attorney, and if you have granted the same authority in this Power of Attorney as you granted to another agent in a prior Power of Attorney, each agent can act separately unless you indicate under "Modifications" that the agents with the same authority are to act together.

(f) GRANT OF AUTHORITY:

To grant your agent some or all of the authority below, either

(1) Initial the bracket at each authority you grant, or

(2) Write or type the letters for each authority you grant on the blank line at (P), and initial the bracket at (P). If you initial (P), you do not need to initial the other lines.

I grant authority to my agent(s) with respect to the following subjects as defined in sections 5-1502A through 5-1502N of the New York General Obligations Law:

- | | |
|--|---|
| ☒ (A) real estate transactions; | ☐ (J) benefits from governmental programs or civil or military service; |
| ☒ (B) chattel and goods transactions; | ☐ (K) health care billing and payment matters; records, reports, and statements; |
| ☒ (C) bond, share, and commodity transactions; | ☐ (L) retirement benefit transactions; |
| ☒ (D) banking transactions; | ☐ (M) tax matters; |
| ☒ (E) business operating transactions; | ☐ (N) all other matters; |
| ☒ (F) insurance transactions; | ☐ (O) full and unqualified authority to my agent(s) to delegate any or all of the foregoing powers to any person or persons whom my agent(s) select; |
| ☒ (G) estate transactions; | ☒ (P) EACH of the matters identified by the following letters a, b, c, d, e, f, g, h, i, j, k, l, m, n, o & p |
| ☒ (H) claims and litigation; | You need not initial the other lines if you initial line (P). |
| ☒ (I) personal and family maintenance. | |

If you grant your agent this authority, it will allow the agent to make gifts that you customarily have made to individuals, including the agent, and charitable organizations. The total amount of all such gifts in any one calendar year cannot exceed five hundred dollars;

(g) MODIFICATIONS: (OPTIONAL)

In this section, you may make additional provisions, including language to limit or supplement authority granted to your agent.

However, you cannot use this Modifications section to grant your agent authority to make gifts or changes to interests in your property. If you wish to grant your agent such authority, you MUST complete the Statutory Gifts Rider.

(h) CERTAIN GIFT TRANSACTIONS: STATUTORY GIFTS RIDER: (OPTIONAL)

In order to authorize your agent to make gifts in excess of an annual total of \$500 for all gifts described in (I) of the grant of authority section of this document (under personal and family maintenance), you must initial the statement below and execute a Statutory Gifts Rider at the same time as this instrument. Initialing the statement below by itself does not authorize your agent to make gifts. The preparation of the Statutory Gifts Rider should be supervised by a lawyer.

☐ (SGR) I grant my agent authority to make gifts in accordance with the terms and conditions of the Statutory Gifts Rider that supplements this Statutory Power of Attorney.

(i) DESIGNATION OF MONITOR(S): (OPTIONAL)

(If you wish to appoint monitor(s), initial and fill in the section below:

☐ I wish to designate whose address(es) is (are)

as monitor(s). Upon the request of the monitor(s), my agent(s) must provide the monitor(s) with a copy of the power of attorney and a record of all transactions done or made on my behalf. Third parties holding records of such transactions shall provide the records to the monitor(s) upon request.

(j) COMPENSATION OF AGENT(S): (OPTIONAL)

Your agent is entitled to be reimbursed from your assets for reasonable expenses incurred on your behalf. If you ALSO wish your agent(s) to be compensated from your assets for services rendered on your behalf, initial the statement below. If you wish to define "reasonable compensation," you may do so above, under "Modifications."

☐ My agent(s) shall be entitled to reasonable compensation for services rendered.

(k) ACCEPTANCE BY THIRD PARTIES: I agree to indemnify the third party for any claims that may arise against the third party because of reliance on this Power of Attorney. I understand that any termination of this Power of Attorney, whether the result of my revocation of the Power of Attorney or otherwise, is not effective as to a third party until the third party has actual notice or knowledge of the termination.

(l) TERMINATION: This Power of Attorney continues until I revoke it or it is terminated by my death or other event described in section 5-1511 of the General Obligations Law.

Section 5-1511 of the General Obligations Law describes the manner in which you may revoke your Power of Attorney, and the events which terminate the Power of Attorney.

(m) SIGNATURE AND ACKNOWLEDGMENT:

In Witness Whereof I have hereunto signed my name on

JUNE 22 2016

PRINCIPAL signs here: →

Willard A. Baldwin

STATE OF NEW YORK, COUNTY OF NEW YORK

ss.:

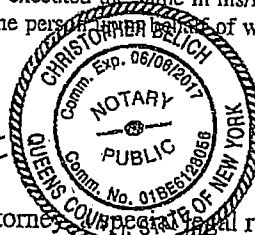
ACKNOWLEDGMENT

On JUNE 22, 2016
Willard A. Baldwin

before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person in whose name the instrument is acknowledged, acted, executed the instrument.

(signature and office of person taking acknowledgment)

**(n) IMPORTANT INFORMATION FOR THE AGENT:**

When you accept the authority granted under this Power of Attorney, a legal relationship is created between you and the principal. This relationship imposes on you legal responsibilities that continue until you resign or the Power of Attorney is terminated or revoked. You must:

(1) act according to any instructions from the principal, or, where there are no instructions, in the principal's best interest;

(2) avoid conflicts that would impair your ability to act in the principal's best interest;

(3) keep the principal's property separate and distinct from any assets you own or control, unless otherwise permitted by law;

(4) keep a record of all receipts, payments, and transactions conducted for the principal; and

(5) disclose your identity as an agent whenever you act for the principal by writing or printing the principal's name and signing your own name as "agent" in either of the following manners: (Principal's Name) by (Your Signature) as Agent, or (your signature) as Agent for (Principal's Name).

You may not use the principal's assets to benefit yourself or anyone else or make gifts to yourself or anyone else unless the principal has specifically granted you that authority in this

document, which is either a Statutory Gifts Rider attached to a (Statutory) Short Form Power of Attorney or a Non-Statutory Power of Attorney. If you have that authority, you must act according to any instructions of the principal or, where there are no such instructions, in the principal's best interest. You may resign by giving written notice to the principal and to any co-agent, successor agent, monitor if one has been named in this document, or the principal's guardian if one has been appointed. If there is anything about this document or your responsibilities that you do not understand, you should seek legal advice.

Liability of agent:

The meaning of the authority given to you is defined in New York's General Obligations Law, Article 5, Title 15. If it is found that you have violated the law or acted outside the authority granted to you in the Power of Attorney, you may be liable under the law for your violation.

(o) AGENT'S SIGNATURE AND ACKNOWLEDGMENT OF APPOINTMENT:

It is not required that the principal and the agent(s) sign at the same time, nor that multiple agents sign at the same time.

I/we, Shakya Baldwin,

have read the foregoing Power of Attorney. I am/we are the person(s) identified therein as agent(s) for the principal named therein.

I/we acknowledge my/our legal responsibilities.

Agent(s) sign(s) here: →

S. Baldwin

ACKNOWLEDGMENT

State of New York, County of New York

ss:

State of

County of

ss:

On June 22, 2016
personally appeared

before me, the undersigned,
Shakya Baldwin

On

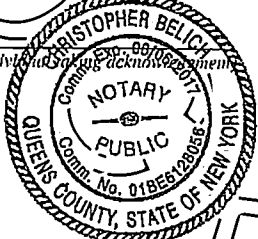
before me, the undersigned,

personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

(signature and office of individual taking acknowledgment)



(signature and office of individual taking acknowledgment)

(p) SUCCESSOR AGENT'S SIGNATURE AND ACKNOWLEDGMENT OF APPOINTMENT:

It is not required that the principal and the SUCCESSOR agent(s), if any, sign at the same time, nor that multiple SUCCESSOR agents sign at the same time. Furthermore, successor agents can not use this Power of Attorney unless the agent(s) designated above is/are unable or unwilling to serve.

I/we,

have read the foregoing Power of Attorney. I am/we are the person(s) identified therein as SUCCESSOR agent(s) for the principal named therein.

Successor Agent(s) sign(s) here: →

ACKNOWLEDGMENT

State of New York, County of

ss:

State of

County of

ss:

On

before me, the undersigned,

On

before me, the undersigned,

personally appeared

personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

(signature and office of individual taking acknowledgment)

(signature and office of individual taking acknowledgment)