

DLN: 1002240218805

**WARRANTY DEED**

KNOW ALL PERSONS BY THESE PRESENTS, THAT **George F. West and Regina J. West** of Big Pine Key, State of Florida, for valuable consideration paid, the receipt and sufficiency whereof is hereby acknowledged, hereby GRANTS unto **Mark Armitage and Sheila Elizabeth Armitage**, having a mailing address of 1777 Gatlin Creek Road, Dripping Springs, TX 78620, with WARRANTY COVENANTS, as **joint tenants**, the land with any buildings thereon, situated in Milbridge, County of Washington and State of Maine, described as follows:

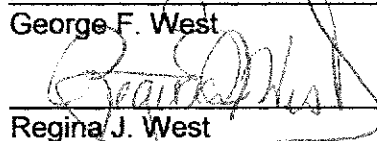
**PROPERTY DESCRIBED IN "EXHIBIT A"**  
**ATTACHED HERETO AND MADE A PART HEREOF**

Being a portion of the land conveyed to George F. West and Regina J. West by Robert N. Nye, Elaine F. Nye, and Jeffrey L. Nye as described in a deed dated July 29, 1992 and recorded in Book 1789, Page 267 and the land conveyed to George F. West and Regina J. West by Elaine F. Nye and Jeffrey L. Nye as described in a deed dated July 25, 1994 and recorded in Book 1941, Page 292.

Witness our hands and seals this 17 day of November, 2022.

  
 Witness

  
 Witness

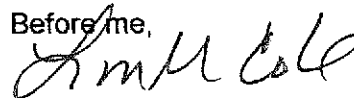
  
 George F. West  
  
 Regina J. West

State of FLORIDA  
 County of Monroe

November 17<sup>th</sup>, 2022

Personally appeared before me the above named **George F. West and Regina J. West** and acknowledged the foregoing instrument to be their free act and deed.



Before me,  
  
 Notary Public / Attorney at Law  
 Printed Name: Lison M Cole  
 My Comm. Exp: January 9, 2023

## EXHIBIT A

A certain lot or parcel of land situated approximately 180' southeasterly of Back Bay Road and 330' southwesterly of Rim Road in the Town of Milbridge, County of Washington, State of Maine, described as follows:

Beginning at a ½" rebar with surveyor's cap (PLS 1098) found at the easterly-most corner of land now or formerly of Walter E. Strout and Brian Strout, as described in a deed dated August 4, 2017, and recorded in Book 4394, Page 237, and on the southwesterly line of land now or formerly of Alton L. Strout and Lillian M. Strout, as described in a deed dated March 29, 1966 and recorded in Book 626, Page 226, said rebar being located S 50°47' E, a distance of 181.2', from a second ½" rebar with surveyor's cap (PLS 1098) found on the southeasterly sideline of Back Bay Road;

Thence, S 50°47' E, along the southwesterly line of said land of Strout (Book 626, Page 226), a distance of 49.75', to a ½" rebar with surveyor's cap (PLS 1331) found inside a pipe, at the southerly-most corner of said land of Strout (Book 626, Page 226), and at the westerly-most corner of land now or formerly of Matthew T. Marsh and Dawn Marsh, as described in a deed dated January 4, 2021 and recorded in Book 4743, Page 148;

Thence, S 42°36'08" E, along the southwesterly line of said land of Marsh, a distance of 486.9', to a solid iron found;

Thence, continuing S 42°36'08" E, along the southwesterly line of said land of Marsh, a distance of 47', to the thread of a small brook, being the westerly line of land now or formerly of Ernest H. Dorr, as described in a deed dated November 20, 2015 and recorded in Book 4217, Page 25;

Thence, generally southerly, along the thread of said small brook, to its intersection with a drainage ravine and the easterly-most corner of land now or formerly of Kevin L. Barbee and Pamela Jean Barbee, as described in a deed dated July 27, 2016 and recorded in Book 4283, Page 98;

Thence, along the easterly line of said land of Barbee, as defined in a Boundary Agreement dated September 19, 2000 and recorded in Book 2467, Page 81, along the following courses:

N 86°58' W, 50';  
 N 55°42' W, 95';  
 N 57°35' W, 56';  
 N 32°36' W, 52';  
 N 21°41' W, 43';  
 N 23°52' W, 33';  
 N 46°32' W, 35';  
 N 71°46' W, 48';  
 N 62°38' W, 35';  
 N 69°39' W, 47';

N 56°00' W, 33';

N 06°29' W, 63';

N 02°09' W, 53';

N 60°43' W, 24';

N 60°04' W, 39', to the southeasterly line of land now or formerly of Walter E. Strout, Daniel Strout, and Joseph Strout, as described in a deed dated August 4, 2017 and recorded in Book 4394, Page 236;

Thence, N 38°45'39" E, along the southeasterly line of said land of Strout (Book 4394, Page 236), and along the southeasterly line of said land of Strout (Book 4394, Page 237), a distance of 181.9', to the POINT OF BEGINNING.

The parcel herein conveyed is benefitted by a 25' easement from Back Bay Road, as described in the Easement Agreement dated July 14, 2017 and recorded in Book 4377, Page 277.

ALSO conveying the utility easement reserved in a deed from George F. West and Regina J. West to Matthew T. Marsh and Dawn Marsh dated January 4, 2021 and recorded in said Registry in Book 4743 Page 148. The utility easement area is described as follows:

Beginning at a ½" rebar with surveyor's cap (PLS 1331) found at the southerly-most corner of land now or formerly of Alton L. Strout and Lillian M. Strout, as described in a deed dated March 29, 1966 and recorded in Book 626, Page 226, at the westerly-most corner of land now or formerly of Matthew T. Marsh and Dawn Marsh, as described in a deed dated January 4, 2021 and recorded in Book 4743, Page 148, and on an easterly line of the parcel herein conveyed;

Thence, N 34°28" E, along the southeasterly line of said land of Strout, being the northwesterly line of said land of Marsh, a distance of 25.1', to a 5/8" rebar set;

Thence, N 34°27'44" E, along the southeasterly line of said land of Strout, and along the southeasterly line of land now or formerly of Earl G. Dow and Norma F. Dow, as described in a deed dated January 9, 1959 and recorded in Book 552, Page 103, being the northwesterly line of said land of Marsh, a distance of 121.59', to a second ½" rebar with surveyor's cap (PLS 1331) found;

Thence, continuing N 34°27'44" E, along the southeasterly line of said land of Dow, being the northwesterly line of said land of Marsh, a distance of 7.96';

Thence, S 55°32' E, crossing said land of Marsh, a distance of 31.8';

Thence, S 34°27'44" W, crossing said land of Marsh, a distance of 162.0', to the westerly line of said land of Marsh, being the easterly line of the parcel herein conveyed;

Thence, N 42°36'08" W, along the westerly line of said land of Marsh, being the easterly line of the parcel herein conveyed, a distance of 32.6', to the POINT OF BEGINNING.

The above-described parcel, containing 2.7 acres, more or less, is a portion of the land conveyed to George F. West and Regina J. West by Robert N. Nye, Elaine F. Nye, and Jeffrey L. Nye as described in a deed dated July 29, 1992 and recorded in Book 1789, Page 267 and

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Acting Registrar of Deeds Tammy C. Gay E-RECORDED

the land conveyed to George F. West and Regina J. West by Elaine F. Nye and Jeffrey L. Nye as described in a deed dated July 25, 1994 and recorded in Book 1941, Page 292.

The foregoing description is taken from a survey entitled, "Property of George F. West & Regina J. West", dated April 7, 2009, prepared by Carl M. Mayhew, and recorded as Plan #61 in Cabinet 3, Drawer 18 of the Washington County Registry of Deeds, with the exception that bearings in this deed have been referenced to Grid North, NAD83, Maine East Zone 1801, based on the MDOT VRS Network, based on subsequent work by West Falls Surveying.

All 5/8" rebar set are capped with surveyor's identification caps stamped PLS #2497.

All Book and Page numbers refer to the Washington County Registry of Deeds.

Also conveying an easement to cut and maintain tree growth on that portion of land now or formerly of Elaine F. and Jeffrey L. Nye within ten feet of the southwesterly line of the above-described premises.

The above-described premises are conveyed subject to the following permant restrictions for the benefit of said remaining land of Nye:

1. No mobile homes or house trailers shall be permitted on the premises, nor motor homes parked on the premises for more than seven days.
2. No manufacturing or vehicular repair businesses shall be operated on the premises.

Subject to, and with the benefit of, a utility easement conveyed by George F. West and Regina J. West to Versant Power dated December 9, 2020 and recorded in said Registry in Book 4735 Page 76.