

DLN: 1002440278968

WARRANTY DEED

Rosemarie C. Kane, f/k/a Rosemarie C. Wood of Harborside, Hancock County, Maine, for consideration paid, grant(s) to Tracy S. Greene of 464 Dunham Pt. Rd.
Deer Isle 10 County, Hancock (whose mailing address is _____) with

Warranty Covenants, the following described real estate:

See "Exhibit A" Attached

For grantors' source of title, reference may be had to a Abstract of Divorce Decree dated May 22, 2007 recorded in Hancock Registry of Deeds in Book 4766, Page 335. Further reference is made to a deed from Dennis J. Wood, David A. Carter and Margaret W. Carter to Rosemarie C. Wood dated April 23, 2007 and recorded in Book 4752, Page 157.

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

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness my/our hand(s) and seal(s) this 1st day of July, 2024.

WITNESS:

Rosemarie C. Kane
Rosemarie C. Kane, f/k/a Rosemarie C. Wood

STATE OF MAINE
Maine, ss

July, 2024

Then personally appeared the above named Rosemarie C. Kane, f/k/a Rosemarie C. Wood and acknowledged the foregoing instrument to be his/her free act and deed.

Before me,

Cynthia L. Turner
Notary Public/Justice of the Peace
Commission Expiration:

File No.: 2024-2763

Cynthia L. Turner
Notary Public, State of Maine
My Commission Expires June 10, 2029

File No: 2024-2763

“Exhibit A”

A certain lot or parcel of land, together with any improvements thereon, situated in Sedgwick, Hancock County, Maine bound and described as follows:

Beginning at a 3/4 inch iron rod with survey cap stamped Allen-Bowden PLS 2097 set in the approximate easterly sideline of Route 15 as shown on a highway plan entitled "State of Maine Department of Transportation Right of Way Map, State Highway "250" Sedgwick, Hancock County Federal Aid Project No. STP-9189 (00) x Part 2" D.O.T. File No. 5-246 Sheet No. 62 of 78, dated May 2001, said rod bears South two degrees fifty-four minutes four seconds East (S. 02° 54' 04" E.) three hundred seventy-seven and twenty-nine hundredths (377.29) feet from a 3/4 inch iron rod with survey cap stamped Eric W. Allen PLS 2097 set in rock in 1997 on the easterly side of said Route 15; thence North eighty-nine degrees fifty minutes forty-seven seconds East (N. 89° 50' 47" E.) by and along the remaining land of the grantors Dennis J. Wood, Rosemarie C. Wood, David A. Carter and Margaret W. Carter two hundred thirty-three and fourteen hundredths (233.14) feet to a 3/4 inch iron rod with said survey cap stamped Allen-Bowden PLS 2097 set on the southerly side of an existing field road; thence South twenty-six degrees seven minutes fifty-seven seconds East (S. 26° 07' 57" E.) by and along said remaining land of Wood and Carter six hundred eighty-seven and ninety-three hundredths (687.93) feet to a 3/4 inch iron rod with said survey cap stamped Allen-Bowden PLS 2097 set in the northwesterly line of land conveyed in a deed from Eyleen A. Sivigny to Heather Rowe and Jonathan Bagley dated October 25, 2004 and recorded at the Hancock County Registry of Deeds in Book 4047, Page 235; thence North fifty-nine degrees forty-nine minutes sixteen seconds West (N. 59° 49' 16" W.) by and along the northerly line of land of Wayne R. Allen as established in a Boundary Line Agreement by and between Dennis O. Carter, Margaret M. Carter, C. Kenneth Allen, Ruth Allen and Eyleen A. Sivigny, Wayne R. Allen and Kermit P. Allen dated July 22, 1976 and recorded at said Registry in Book 1266, Page 285 six hundred seventeen and fifty-one hundredths (617.51) to a 3/4 inch iron rod with said survey cap stamped Eric W. Allen PLS 2097 set flush to the ground in 1998 in the approximate sideline of said Route 15; thence North zero degrees twenty-six minutes five seconds West (N. 00° 26' 05" W.) by and along the approximate sideline of said Route 15 three hundred six and fifty-seven hundredths (306.57) feet to the 3/4 inch iron rod at the point of beginning.

SUBJECT TO AND TOGETHER WITH an appurtenant easement for the twenty (20) foot right of way in common with others as described in a deed from Dennis J. Wood, Rosemarie C. Wood, David A. Carter and Margaret W. Carter to Eyleen A. Sivigny dated April 15, 2004 and recorded at the Hancock County Registry of Deeds in Book 3893, Page 2.

Bearings in the description above are magnetic January 1998 and are oriented to a survey by Eric W. Allen PLS 2097 as shown on a survey plan entitled "Plan of Boundary Survey for Eyleen A. Sivigny Route 15 Sedgwick, Maine" dated August 18, 2004.

The above description of land was prepared by Allen-Bowden Inc. PLS 2097.