MAINE REAL ESTATE TAX-Paid

WARRANTY DEED

DLN# 10023402304 97

W.W. Wood Properties, LLC, a Maine Limited Liability Company, with a mailing address of PO Box 358, Holden, ME 04429 for consideration paid, grants to **STEPHEN BERECZ III** and **ROBERTA S. BERECZ**, both of Georgetown, South Carolina, whose mailing address is 205 Rolling Oak Drive, Georgetown, SC 29440, as JOINT TENANTS, with Warranty Covenants, a certain real estate situated in Milbridge, County of Washington and State of Maine, further bounded and described in **Exhibit A** attached hereto and made a part hereof.

For Grantors source of title reference is made to a deed from Community Loan Servicing, LLC to W. W. Wood Properties, LLC dated September 30, 2022, and recorded October 25, 2022, in the Washington County Registry of Deeds in Book 4962, Page 115.

This premises is conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

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 dated of delivery of this deed in accordance with 36, M.R.S.A. §558.

IN WITNESS WHEREOF, W.W. Wood Properties, LLC, has caused this instrument to be signed in its name by Wayne Wright, its Member, thereunto duly authorized this 29 day of March 2023.

W. W. Wood Properties, LLC

Witness

Wayne Wright, Member

STATE OF MAINE
COUNTY OF Hancock, ss March 29, 2023

Personally appeared before me the above named, Wayne Wood, in his capacity as duly authorized agent for W. W. Wood Properties, LLC and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of the said LLC.

Before me,

RYAN JOHN BUTEAU
Notary Public - Maine
My Commission Expires
MARCH 24, 2028

Notary Public

(Print Name)

EXHBIT A

A certain lot or parcel of land, together with all improvements thereon, situated northerly of and binding on and along a portion of the so-called "Rays Point Road" in the Flat Bay area of the Town of Milbridge, County of Washington, State of Maine, and being more fully described as follows, to wit:

Beginning at a point marked by a galvanized iron pipe found driven into the ground on and along the easterly sideline of a private two rut graveled access road, known locally as the so-called "Morse's Road", and, or the "McDonal Road", said point

(A) bears (S32°-01'-56"W) (210.28 feet) from a point marked by an iron pipe found set in the ground and painted a faded green color, and which said green painted pipe is at, or intending to be at the westerly end of the "S88°-12'E 177.35 feet" line as shown on the plan titled "Plan of Survey - Land of Percy and Eleanor Billings", by Land Surveyor Dana Bartlett, dated October 10, 1988, and recorded in the Washington County, Maine, Registry of Deeds in Hanger 2, Slide #123, and

(B) is at the westerly end of the THIRD, or "thence turning and running in a northwesterly direction for a distance of 84 feet, more, or less" line in the description of the parcel of land which by deed dated September 19, 1999 and recorded in the said 'county's deeds registry' in Book 2378, page 052 was conveyed by Peter and Veronica Romaniello to Philip and Gertrude Seavey and Weldon and Denise Burgess, owned formerly by Larry and Edna McCarthy, and

(C) is at the northmost corner of the parcel of land which by deed dated May 17, 2002 and recorded in the said 'deeds registry' in Book 2625, page 253 was conveyed by Philip and Anne Piper to Robert Donofrio and Mary M. Kane-Donofrio;

THENCE, leaving the easterly side of the said "McDonal, or Morse" Road and running with and binding always on and along the land described in the above cited Seavey-Burgess deed (S57°-43'-20"E) (84.35 feet) to a point marked by a length of rusted angle iron found driven into the ground near the top of earthen embankment before the tidal high water line along a portion of the westerly shore of the said 'Flat Bay' , said point bears the reference point course and distance of (N00°-15'-38"E) (182.99 feet) from a point marked by a (½ inch) diameter drill hole placed on smooth ledge outcrop in the tidal waters of Flat Bay;

THENCE, passing through said point and continuing the last mentioned course of (S57°-43'-20"E) to an unmarked point on and along the tidal high water line of the said 'Flat Bay';

THENCE, leaving the land of the said 'Seavey-Burgess' and running with and binding always on and along the said 'tidal high water line', by its various courses, in a general southerly and southwesterly direction to a point marked by a number four (4) iron concrete reinforcing rod, (hereinafter called a "re-rod'), capped with a plastic surveyor's cap stamped "MAYHEW-PLS 1331" and driven into the ground, said point

(A) bears (S21°-20'-10"W) (234.80 feet) from the above mentioned 'rusted angle iron' found driven into the ground, and

(B) bears (S67°-06'-36"W) (91.83 feet) from the point marked by the above described (1/2 inch) diameter drill hole in smooth ledge outcrop, and

(C) bears (N38°-36'-18"E) (183.43 feet) from a point marked by a (#5) re-rod, capped "Downey", found driven into the ground on the northwesterly sideline of the parcel of land which by deed dated March 27, 2001 and recorded in the said deeds registry in Book 2503, page 182 on April 11, 2001 was conveyed by John and Joyce Schumacher to John and Marianne Ayoob, said Ayoob's northwesterly bound is also the southeasterly bound of the land of the herein, (Donofrio), grantors;

THENCE, leaving the said tidal high water line and running for the following five, (5), lines of division now, (2004) made across the land of the herein (Donofrio) grantors, as follows, viz;

(1) (N63°-00'-00"W)(105.00 feet) to a point marked by a second (#4) re-rod, capped as above and driven into the ground; thence deflecting to the LEFT and running

(2) (S60°-11'-01"W) (755.68 feet) to a point marked by a THIRD (#4) re-rod, all as above; thence, deflecting slightly to the LEFT and running

(3) (S56°-00'-00"W) (50.00 feet) to a point marked by a FOURTH (#4) re-rod, capped as before, and driven into the ground; thence deflecting to the RIGHT and running

(4) (N33°-00'-00"W)(150.00 feet) to a point marked by a FIFTH (#4) re-rod, all as above; thence, deflecting to the LEFT and running

(5) (S56°-00'-00"W) (487.00 feet) to a point marked by a SIXTH andfinal (#4) re-rod, capped as above, and driven into the ground on, or intending to be on and along the northerly sideline of the so-called 'Rays Point Road' in the Town of Milbridge, said point bears the reference line course and distance of (N65°-39'-27"W) (410.06 feet) from the point marked by a "Downey" (#5) re-rod found set in the ground on the northerly side of the said 'Rays Point Road' and at the southwesterly end of the common above mentioned, 'Donofrio-Ayoob' boundary line;

THENCE, deflecting to the RIGHT and running (N65°-06'-20"W) (140.96 feet) to a point marked by a one inch diameter I.D. iron pipe found driven into the ground, said point

(A) is on, or intending to be on and along the northeasterly sideline of the said 'Rays Point Road' and

(B) is on and along the easterly sideline of the above mentioned "Morse's, or McDonal Road", and

(C) bears the Tie Line course and distance of (S63°-30'-07"W) (1584.53 feet) from the point of beginning of the herein described parcel of land;

THENCE, leaving the sideline of the said 'Rays Point Road' and running with and binding always on and

along the generally southeasterly, southerly, southwesterly and southeasterly sideline of the said 'Morse's - McDonal' Road by the roads various courses in a general northeasterly, southeasterly and finally northeasterly direction to the point of beginning of the herein described parcel of land, orientation herein referenced to the magnetic meridian as of (2003), whereas said 'magnetic meridian' bears (18°-00'-50") WEST of the Maine State Grid System, East Zone (1983) Meridian.

The above described parcel is hereby conveyed together with the right of way and utility services (if any) over the so-called "Morse's Road, a/k/a "McDonal Road" as granted the herein (Donofrio) grantors by their deed recorded in the said deeds registry in Book 2625, page 253.

The above parcel is hereby granted together with any and all land which lies between the centerline of the so-called Rays Point Road, and northerly abutting the above mentioned "N65°-061-20"W ... 140.96 feet" line as defined by the southeasterly side of the so-called "Morse's Road" or "McDonal Road" extended southwesterly to said centerline, and the FIFTH line of division across the land of the said "Donofrio" extended southwesterly to said centerline, subject to the rights of the public in and to any portion thereof which may lie within the right of way limits of the said 'Rays Point Road'.

This conveyance is made SUBJECT TO the rights and easements reserved to Robert Donofrio and Mary M. Kane-Donofrio, their heirs and assigns, in their deed to David R. Momme and Karen J. Perjon dated July 17, 2004 and recorded with the Washington County Registry of Deeds in Book 2906, Page 13.

This conveyance is also made SUBJECT TO an Easement Agreement dated July 22, 2009 and recorded with the Washington County Registry of Deeds in Book 3551, Page 252.

This conveyance is also made SUBJECT TO a Utility Easement from David Momme and Karen Perjon to Verizon New England, Inc. dated September 19, 2006 and recorded with the Washington County Registry of Deeds in Book 3203, Page 209.

Granting also to the Grantee herein, its successors and assigns, all rights, privileges, appurtenances and easements belonging to the granted estate as intended by 33 M.R.S. §773.