

05364

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That I, **PHILIP R. FULLER**, whose mailing address is 10 S. Side Road, York, ME 03909, for consideration paid, GRANT to **JAMES E. KEHOE III and JANICE H. EWERTSEN**, husband and wife, whose mailing address is 28 Stirling Street, Stirling, NJ 07980, with WARRANTY COVENANTS, as JOINT TENANTS, a certain lot or parcel of land, situated in Brooklin, County of Hancock, State of Maine, being a portion of the premises bounded and described in a Warranty Deed from Mountaineer, Inc. to Philip R. Fuller and Jane A. Fuller dated March 30, 1984 and recorded in the Hancock County Registry of Deeds at Book 1493. Page 346, further bounded and described in Exhibit A attached hereto and made a part hereof.

Witness my hand and seal this 10th day of APRIL, 2000.

Philip R. Fuller
Philip R. Fuller

STATE OF MAINE
COUNTY OF York

APR. 10, 2000.

Personally appeared the above-named Philip R. Fuller and acknowledged the foregoing instrument to be his free act and deed.

Before me, *Rosemarie Avery*

Notary Public

ROSEMARIE AVERY
Notary: Type or print name

Rosemarie Avery
Notary
State of Maine
Commission Exp: 9-16-03

SEAL

MAINE REAL ESTATE
TRANSFER TAX PAID

EXHIBIT A

Certain lot or parcel of land situated in Brooklin, County of Hancock, State of Maine, bounded and described as follows, to wit:

"Beginning at the northeastern corner of Lot No. 41 first division at the Shore of Herrick's Bay; thence south eleven degrees west (S. 11° W.) one hundred and nine (109) rods to the town road; thence South twenty-nine degrees East (S. 29° E.) by said road two (2) rods; thence North eleven degrees East (N. 11° E.) thirty (30) rods to a stake and stones; thence North sixty-nine degrees East (N. 69° E.) fifty-one (51) rods to a stake and stones; thence North twenty-five degrees East (N. 25° E.) fifty-nine (59) rods to a Spruce tree at the shore of said Herrick's Bay; thence by the shore to the place of beginning. Containing twenty-two (22) acres, more or less."

The hereinabove described premises are conveyed together with a thirty (30) foot wide right of way, for all purposes of a way, including the transmission of voice and utilities all as the same as is defined in Title 33 M.R.S.A. Section 458, leading from the Hillside Road, so-called, to the premises hereinabove described, the westerly sideline of said right of way being bounded and described as follows, to wit:

Beginning at a point in the centerline of the Hillside Road at the centerline of an old existing road; thence North twenty-one degrees, six minutes, fifteen seconds East (N. 21° 6' 15" E.) 88.77 feet to a point; thence North four degrees, forty-six minutes, thirty seconds West (N. 4° 46' 30" W.) 110.41 feet to a point; thence North thirteen degrees, five minutes, zero seconds West (N. 13° 5' 00" W.) 395.30 feet to a point; thence North eighteen degrees, fourteen minutes East (N. 18° 14' E.) 33.50 feet to the southerly sideline of the hereinabove conveyed premises.

Together with all my right, title and interest in and to the shore and flats extending to low water mark of Herrick Bay in the accordance with the laws of the State of Maine.

EXCEPTING AND RESERVING, however, a certain lot or parcel of land described in a deed to Mark and Bernadette Jones dated October 18, 1985 and recorded in the Hancock County Registry of Deeds at Book 1556, Page 60.

For source of Grantor's title, reference is had to the following deeds:

1. Warranty Deed from Mountaineer Inc. to Philip R. and Jane A. Fuller dated 30 March 1984 and recorded in the Hancock County Registry of Deeds at Book 1493, Page 346.
2. Release Deed from Jane A. Fuller to Philip R. Fuller dated 5 March 1988 and recorded in the Hancock County Registry of Deeds at Book 2716, Page 541.

2000 APR 27 PM 3:15

REGISTER OF DEEDS
HANCOCK COUNTY SS.

Marilyn Peterson

REGISTER

#21 PET: Devereux Sexton, Jr. Esq.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT, Beatrice M. Ingram and Kenneth B. Ingram, both of Cambridge, Massachusetts, for consideration paid, GRANT, to James E. Kehoe III and Janice H. Ewertsen, both with a mailing address of 28 Stirling Street, Stirling, New Jersey 07980, with WARRANTY COVENANTS, AS JOINT TENANTS, the land, together with buildings and improvements thereon, situated in Brooklin, Hancock County, Maine, described in Exhibit A annexed hereto.

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

Being these same premises described in deed from Edward S. Brewer and Marilyn Brewer to Kenneth B. Ingram and Beatrice M. Ingram dated June 1, 1972 and recorded in Hancock County Registry of Deeds in Book 1143, Page 475.

WITNESS our hands and seals this 27 day of June, 2000.

Beatrice M. Ingram
Beatrice M. Ingram

Kenneth B. Ingram
Kenneth B. Ingram by Beatrice M. Ingram, his attorney-in-fact under power of attorney dated February 28, 1995

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF MIDDLESEX

Personally appeared the above-named Beatrice M. Ingram and acknowledged the foregoing instrument to be her free act and deed.

Before me, Antonietta Tavares
Notary Public/Attorney-at-Law

ANTONIETA TAVARES

Type or print name
ANTONIETA TAVARES

Notary Public
My Commission Expires
October 20, 2006

EXHIBIT A

A certain lot or parcel of land situated in Brooklin, Hancock County, Maine, described as follows:

Beginning at a bolt driven in the ground on the easterly side of the Naskeag Point Road, so-called, at line of land now or formerly of James S. Hutchinson, et ux., said bolt being forty-one and five-tenths (41.5) feet, more or less, from the centerline of said road; thence North twenty-one degrees East (N. 21° E.) along a wire fence one thousand ninety-nine and fifteen-hundredths (1099.15) feet to a bolt driven in the ground at corner of land now or formerly of Helen Cousins; thence South sixty-four degrees fifty-eight minutes East (S. 64° 58' E.) along a wire fence on line of land now or formerly of said Cousins one hundred eighty-two (182) feet to a bolt driven in the ground on the division line of Lot 41 First Division and Lot 30 Second Division on the town plan of said Brooklin, and being the westerly bound of land of James E. Kehoe III and Janice H. Ewertsen by deed from Philip R. Fuller dated April 10, 2000 and recorded in Hancock County Registry of Deeds in Book 2913, Page 164; thence North twenty-one degrees East (N. 21° E.) by and along the easterly bound of Lot 41 First Division and the westerly bound of land of Kehoe and Ewertsen, aforesaid, five hundred fifty and eight-tenths (550.8) feet to a bolt driven in the ground at the shore of Herrick Bay, so-called; thence continuing same course forty (40) feet, more or less, to high water mark; thence in a generally northwesterly direction along high water mark of said Herrick Bay three hundred fifty-five (355) feet, more or less, to a point lying North twenty-one degrees East (N. 21° E.) twenty-seven (27) feet, more or less, from a bolt driven in the ground at the shore of said Herrick Bay; thence South twenty-one degrees West (S. 21° W.) twenty-seven (27) feet, more or less, to said bolt; thence continuing same course four hundred seventy-two and three-tenths (472.3) feet to a bolt driven in the ground; thence South fifty degrees two minutes West (S. 50° 02' W.) along a wire fence seven hundred eighty-eight and fifty-six hundredths (788.56) feet to a pipe driven in the ground on the easterly side of said Naskeag Point Road; thence along said road South thirty-one degrees forty minutes East (S. 31° 40' E.) seven hundred eight and eighty-four hundredths (708.84) feet, more or less, to the place of beginning.

Together with the grantors' right, title and interest in and to the shore and flats between the sidelines of said premises extended to low water mark, and to that portion of said Naskeag Point Road adjacent to said premises and lying between the sidelines of said premises extended to the centerline of said road.

Reference may be had to a survey plan of Brewer Property, Naskeag Point, Brooklin, Maine, prepared by Richard C. Salsbury and dated May 30, 1972, said plan recorded in Hancock County Registry of Deeds in Plan File 12, No. 122.

#2 Ret: Caton LD
Blue Hill