

**WARRANTY DEED**

COLTON J. SANBORN, with a mailing address of Post Office Box 124, Seal Cove, Maine 04674 and TYLER D. KENNEDY, with a mailing address of 33 Hillcrest Drive, Hancock, Maine 04640, for consideration paid, grant to DANIELLE ADNEY and NICHOLAS HARRELD, with a mailing address of 1057 Main, Mount Desert, Maine 04660, with WARRANTY COVENANTS, as joint tenants, a certain lot or parcel of land, together with any improvements thereon, situated in Ellsworth, Hancock County, Maine, bounded and described in EXHIBIT A, attached hereto and made a part hereof.

WITNESS my/our hand(s) and seal(s) this 29th day of February 2024

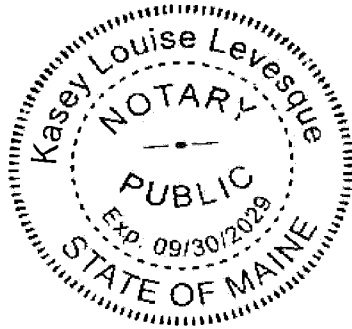
\_\_\_\_\_  
Witness COLTON J. SANBORN

\_\_\_\_\_  
Witness TYLER D. KENNEDY

STATE OF Maine  
COUNTY OF Hancock, ss. Dated: February 29, 2024

Personally appeared the above named, Colton J. Sanborn and Tyler D. Kennedy, and acknowledged the foregoing instrument to be their free act and deed.

Before Me,



Kasey Louise Levesque  
Notary Public  
Kasey Louise Levesque  
Printed Name  
09/30/29  
Commission expiration

**Exhibit A**

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

PARCEL ONE: A certain lot or parcel of land, together with any improvements thereon, situated in Ellsworth, County of Hancock, State of Maine, being all and the same premises bounded and described as Lot No. 7, all as shown and depicted on a subdivision plan entitled "Final Subdivision Plan Prepared for Deer Meadow, LLC, Deer Meadows, Route 1, Bucksport Road, Ellsworth, Maine", dated March 18, 2005, recorded in Hancock County Registry of Deeds at Nan File 34, Number 58.

The hereinabove described premises are conveyed together with a right of way, for all purposes of a way, including the transmission of voice and utilities, all as defined in Title 33 §458 et seq., over and across the right of way known as Alexis Way, all as shown and depicted on said plan.

EXCEPTING to Deer Meadow, LLC, its successors and assigns, a free, open, unobstructed right of way for all purposes of a way, including the transmission of voice and utilities, all as the same are defined in Title 33 §458, over and across all of the roadways as shown and depicted on said subdivision plan as appurtenant to the remaining land of Deer Meadow, LLC, all as bounded and described in a deed from Barbara Ameen to Deer Meadow, LLC, recorded at Book 4141, Page 188 of the Hancock County Registry of Deeds.

The hereinabove described premises are conveyed subject to certain restrictive covenants (not conditions subsequent) all as set forth and referenced on said subdivision plan hereinabove referenced.

The hereinabove described premises are subject to the terms and conditions of the Deer Meadow Subdivision Lot Owners Maintenance Agreement, executed between Deer Meadow, LLC and Scott Harrington and Andrea Harrington; dated September 15, 2005, recorded in Book 4300, Page 83 of the Hancock County Registry of Deeds.

PARCEL TWO: A 1/14th interest in and to the following certain lot or parcel of land, situated in Ellsworth, County of Hancock, State of Maine, bounded and described as follows, to wit:

The common lot, so-called, being depicted as Lot Number 15 on an amended subdivision plan prepared for Deer Meadow, LLC, Deer Meadows, Route 1, Bucksport Road, Ellsworth, Maine, dated September 20, 2006, recorded in Hancock County Registry of Deeds at Plan File 35, Number 176.

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

Being all and the same premises as conveyed in a deed from Elaine Theodorides to Colton J. Sanborn and Tyler D. Kennedy dated May 12, 2023 and recorded in Book 7268, Page 149 at the Hancock County Registry of Deeds.