

## WARRANTY DEED

We, ALSTON A. BEAL and PATRICIA A. BEAL, husband and wife, of 520 Newbury Neck Road, Surry, Hancock County, Maine 04684, for consideration paid, GRANT to BRADLEY S. PERKINS and HUGH E. SMITH, of 185 Stackpole Road, Durham, Maine 04222, with WARRANTY COVENANTS, as joint tenants, a certain lot or parcel of land, together with the buildings thereon, if any, situated in Surry, Hancock County, Maine, and being bounded and described as follows, to wit:

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

Commencing at a  $\frac{3}{4}$ " rebar with cap set, situated in the southerly line of real estate described in deed from Alston A. Beal and Patricia A. Beal to Laura A. Huntsman and Stephen E. Lemenager, dated February 28, 1997, recorded in Book 2636, Page 557; said  $\frac{3}{4}$ " rebar with cap set bearing South  $7^{\circ} 24' 25''$  West, 40.01 feet from a 1" iron bolt found situated in the northerly line of said premises described in said deed from Alston A. Beal and Patricia A. Beal to Laura A. Huntsman and Stephen E. Lemenager dated February 28, 1997, recorded in Book 2636, Page 557 of said Registry of Deeds, and also bearing North  $7^{\circ} 24' 25''$  East, 244.86 feet from a 1" pipe found in the southerly line of the herein conveyed premises;

Thence running South  $81^{\circ} 9' 35''$  East, 497.97 feet to a  $\frac{3}{4}$ " rebar with cap set; thence running South  $6^{\circ} 38' 32''$  West, 242.06 feet to a  $\frac{3}{4}$ " rebar with cap set; thence running North  $81^{\circ} 30' 35''$  West, 473.88 feet to a 1" pipe found; thence running North  $81^{\circ} 30' 35''$  West, 24 feet, more or less to the center line of the Newbury Neck Road, so-called; thence northerly along the center line of the Newbury Neck Road, so-called, 245 feet, more or less, to a point bearing North  $81^{\circ} 9' 35''$  West, and 27 feet distant from the point of beginning; thence running South  $81^{\circ} 9' 35''$  East, 27 feet to the point of beginning.

Containing 2.78 acres, more or less.

Bearings reference to Magnetic North 1997.

That portion of the above described contained within the limits of said Newbury Neck Road is subject to the rights of the public.

The herein conveyed premises are conveyed subject to a 10 foot wide utility line easement crossing the herein conveyed premises, the center line of said easement being described as follows:

Beginning at a point bearing South seven degrees twenty-four minutes twenty-five seconds East (S 07-24-25 E) thirty-four and twenty one-hundredths feet (34.20') from the point of beginning of the above described lot; thence North eighty-five degrees forty-seven minutes nine seconds East (N 85-47-09 E) one-hundred fifty-one and thirty-five one-hundredths feet (151.35') to a point on the northerly boundary of the above described lot.

MAINE REAL ESTATE  
TRANSFER TAX PAID

Source of Grantor's title is deed from Ruth T. Kretschmar to Alston A. Beal and Patricia A. Beal dated June 29, 1976, recorded in Book 1263, Page 555 of the Hancock County, Maine, Registry of Deeds.

TOGETHER WITH all rights, easements, privileges and appurtenances belonging to the granted estate.

WITNESS our hands and seals this 25<sup>th</sup> day of June, 2007.

Alston A. Beal

Alston A. Beal

Patricia A. Beal

Patricia A. Beal

STATE OF MAINE  
COUNTY OF HANCOCK

June 25, 2007

Then personally appeared the above named, Alston A. Beal and Patricia A. Beal, and acknowledged the foregoing instrument to be their free act and deed.

Before me,

My Commission Expires:

\_\_\_\_\_

Jennifer O'Leary  
Notary Public

Print Name / Affix Seal

JENNIFER O'LEARY  
NOTARY PUBLIC - MAINE  
MY COMMISSION EXPIRES 1/9/10

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