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QUITCLAIM DEED WITH COVENANT

DLN#: _____

DOUGLAS W. McMILLAN, having a mailing address of P.O. Box 3, Sedgwick, Maine 04676, SARAH McMILLAN TAYLOR, having a mailing address of P.O. Box 133, Sedgwick, Maine 04676 and GORDON B. McMILLAN, having a mailing address of 47 Richardson Road, Aurora, Maine 04408, for consideration paid, GRANT to PATRICIA KUEHN and DAVID FITZPATRICK, having a mailing address of 48 Birches Road, Belfast, Maine 04915, as JOINT TENANTS, with WARRANTY COVENANTS, a one-half (1/2) undivided in common interest in certain lots or parcel of lands, together with the buildings and improvements thereon, situated in Sedgwick, Hancock County, Maine, bounded and described as follows:

FIRST PARCEL:

First Lot: Beginning on the Southeast side of the town road leading from Sedgwick Village to Sargentville by land formerly owned by Hezekiah D. Byard; thence South 62° East (by land of said Byard 94 rods 19 links to stake and stones on the Southeast side of the town road to land owned by Twitchell Champlin & Co.; thence by the Southeastern side of said town road South 45½° West 9 rods 6 links to a stake and stones; thence by said Twitchell Champlin & Co. land South 44½° East 4 rods and 14 links to stake and stones at the shore of Benjamin's River; thence Southwesterly by the shore of said river about 12 rods to stake and stones at land of the late Daniel Morgan; thence Northwesterly by said Morgan's land to the south gate post at the first mentioned town road; thence northeasterly by said road to the first bound, containing ten acres, more or less.

Second Lot: Beginning on the Eastern side of the road leading to Steamboat Wharf at E. A. Byard's line; running on said line South-fifty-nine and one-half (59½) degrees East one (1) rod and six (6) links to an iron stake on the shore of Benjamin's River; thence South twenty-six and one-half (26½) degrees West ten (10) rods to land owned by R. E. Dority; thence North forty-four and one-half (44½) degrees West four (4) rods and fourteen (14) links to the above mentioned road; thence North forty-

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five and one-half ($45\frac{1}{2}^\circ$) degrees East along said road nine (9) rods and six (6) links to the first mentioned bound, containing twenty-six (26) square rods, together with wharf and buildings thereon.

SECOND PARCEL:

First Lot: Beginning at a stake and stone on the easterly side of the Town Road (State Route #172) at the western corner of land formerly owned by the heirs of William Flye, now of McMillan; thence South $49\frac{1}{2}^\circ$ degrees east to stake and stones 61 rods 12 links; thence South 58 degrees east 34 rods 13 links to a stake and stones at the shore of the Benjamin River; thence by said river South 31 degrees West 14 rods to land formerly of Daniel Morgan, now of Alice Jonklaas; thence North 49 degrees West 98 rods to a point in an old stone wall; thence North 32 degrees West 4 rods to Town Road; thence North 63 degrees East by said Town Road 7 rods and 15 links to the first mentioned bound; together with the area lying between the shore line of the Benjamin River and low water mark where said lot bounds on the waters of the Benjamin River.

Second Lot: Beginning on the westerly side of State Route #172, said point being marked by an old stone wall and also being the Southeast corner bound of land of Ronald Byard; thence North $30\frac{1}{2}^\circ$ West 82 rods to a stake and stone; thence North $43\frac{1}{2}^\circ$ degrees West 51 rods to a stake and stones; thence South $57\frac{1}{2}^\circ$ degrees West 4 rods to a stake and stone; thence South $30\frac{1}{2}^\circ$ degrees East 118 rods to the center of a large rock; thence South $59\frac{1}{2}^\circ$ degrees West 7 rods 4 feet to a stake and stones; thence in a general southeasterly direction 13 rods and 12 feet to State Route #172; thence North 63° degrees East 24 rods $3\frac{1}{2}$ feet to the point of beginning.

All bearings used in the above-mentioned descriptions are magnetic as of on or about 1876.

MEANING AND INTENDING TO CONVEY and hereby conveying the same premises described in a deed from Bar Harbor Trust Services, Trustee of the Audrey McMillan Disclaimer Trust to Sarah McMillan Taylor, Douglas W. McMillan and Gordon B. McMillan, dated November 27, 2019, recorded at the Hancock County Registry of Deeds in Book 6993, Page 795.

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Gordon B. McMillan
Gordon B. McMillan

STATE OF MAINE
COUNTY OF HANCOCK

May 26, 2021

Then personally appeared the above named GORDON B. McMILLAN and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Miles P. Frieden
Notary Public

Print name of Notary

Miles P. Frieden
Attorney at Law

My commission expires:

HANCOCK COUNTY

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WITNESS our hands and seals this 26th day of May, 2021.

Douglas W. McMillan
Douglas W. McMillan

MAINE

STATE OF ~~CALIFORNIA~~
COUNTY OF Waldo

On May 26, 2021 before me, DOUGLAS W. McMILLAN, in his said capacity, personally appeared who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

M. D. F.

Notary Public

Miles D. Frieden

Print name of Notary

My commission expires: _____

Attorney at Law

COUNTY

Sarah M Taylor
Sarah McMillan Taylor

STATE OF MAINE
COUNTY OF HANCOCK

26th May 2021, 2021

Then personally appeared the above named SARAH McMILLAN TAYLOR and acknowledged the foregoing instrument to be her free act and deed.

Before me,

M. D. F.
Notary Public

Print name of Notary

Miles D. Frieden

My commission expires:

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