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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Teresa L. Davis of 72 Floods Pond Road, Otis, ME 04605, for consideration paid grant(s) to James L. Clifford of 165 State Street, Brewer, ME 04412, with WARRANTY COVENANTS:

A certain lot or parcel of land situated on the northerly side of the Gary Moore Road in the Town of Otis, Hancock County, Maine, bounded and described as follows, to wit:

Beginning at a point in the centerline of the Gary Moore Road, so-called, being South 58° 34' 45" East from a bolt set in the ground on the northerly side of said Gary Moore Road, said point being the point of beginning of a line established by agreement between Keith Whitmore and Jeri Barnes;

Thence North 58° 03' 45" West by and along line of land of said Barnes thirty-six (36) feet, more or less, to said bolt set in the ground, being North 48° 43' 40" East one hundred seven and sixty-four hundredths (107.64) feet from a spoke set in the southerly side of NET & T pole #825/39; thence continuing same course (North 58° 34' 45" West) by and along said line of land of Barnes one hundred thirty-two and zero tenths (132.0) feet to a bolt set in the ground;

Thence North 49° 03' 45" East by and along said line of land of Barnes three hundred three and twenty-seven hundredths (303.27) feet to a bolt set in the ground;

Thence continuing same course (North 49° 03' 45" East) by and along said line of land of Barnes twenty (20) feet, more or less, to the shore of the Mill Pond, so-called, as it existed in 1933;

Thence in a generally southeasterly direction by and along said shore of Mill Pond and the center of Beech Hill Stream, two hundred forty-five (245) feet, more or less, to the intersection point of said center of Beech Hill Stream and aforementioned centerline of Gary Moore Road, being South 54° 06' 20" East two hundred twenty-four and zero tenths (224.0) feet from the last mentioned bolt and North 65° 25' 50" East three hundred twenty-seven and fifty-seven hundredths (327.57) feet from the first mentioned bolt;

Thence in a generally southwesterly direction by and along said centerline of Gary Moore Road three hundred (309) feet, more or less, to the point to beginning.

The above mentioned bearings are oriented to Magnetic North 1992.

That portion of the above described which is situated within the limits of the Gary Moore Road is subject to the rights of the public.

Including and excepting the property that is subject to a certain Boundary Line Agreement between Keith S. Whitmore and Jeri Barnes dated January 4, 1995 and recorded in the Hancock County Registry of Deeds in Book 2353, Page 15.

These premises were conveyed to Grantor(s) Teresa L. Davis by virtue of a Warranty deed from Teresa L. Davis, Successor Trustee of the Dianne W. Fellis Living Trust dated January 10, 1997 dated 07/27/2015 and recorded at the Hancock County Registry of Deeds in Book 6503, Page 342.

Executed this 5 day of November, 2025.

Teresa L. Davis
Teresa L. Davis

State of Maine
County of Penobscot November 5, 2025

Then personally appeared before me on the said Teresa L. Davis and acknowledged the foregoing to be her free act and deed.

Deborah A. Whitman

Notary Public/Justice of the Peace
Commission expiration:

