

Ellsworth, Orland and Surry, Hancock County

BOOK: OR 7302 PAGE:179, # OF PGS: 7  
12/15/2023 09:38:46 AM INSTR#: 2023014808  
JULIE A. CURTIS, REGISTER OF DEEDS  
HANCOCK COUNTY MAINE  
MAINE REAL ESTATE TRANSFER TAX NOT PAID  
eRecorded Document

**DEED OF TRUSTEE**

**DLN: 1002340259292**

**ROY P. ALLEN, II**, of Ellsworth, Hancock County, Maine **Trustee of the ALLEN'S PROPERTY TRUST**, by the power conferred by law and every other power, for consideration paid, grants to **ALICE B. WARDWELL** of Ellsworth, Hancock County, Maine, the land, together with any buildings and improvements thereon, in Ellsworth, Orland and Surry, Hancock County, State of Maine, described as follows:

**See Exhibit A attached hereto and made a part hereof.**

And the Grantor in his capacity as Trustee of the Allen's Property Trust, does hereby covenant with the Grantee, his and assigns, that he is the sole Trustee under said Trust; that said Trust is still in force and effect; that said Trust has not been amended; that he has the power thereunder to convey as aforesaid; and that in making this conveyance, he has, in all respects, acted pursuant to and in accordance with the authority vested in and granted to him therein and all terms and conditions of said Trust.

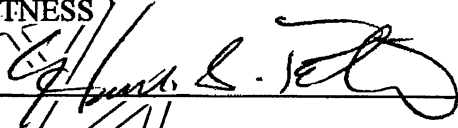
Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

For Grantor's source of title, reference may be had to: (Ellsworth Property) a deed from Elizabeth C. Allen, Executrix of the Estate of R. Thurston Allen to George C. Allen and Roy P. Allen, II, Trustees of Allen's Property Trust u/a dated December 27, 1993, dated January 17, 1994, recorded in Book 2221, Page 103 of the Hancock County Registry of Deeds (Parcel 2); (Orland Property) a deed from Elizabeth C. Allen to George C. Allen and Roy P. Allen Trustees of Allen's Property Trust dated January 31, 1994, recorded in Book 2222, Page 306 of the Hancock County Registry of Deeds (Parcel 6); and (Surry Property) (1) the deed recorded in Book 2222, Page 306 of the Hancock County Registry of Deeds (Parcel 7), (2) the deed recorded in Book 6325, Page 270 of said Registry of Deeds; and (3) the deed recorded in Book 6325, Page 276 of said Registry of Deeds.

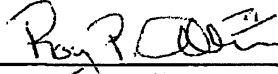
The Grantee's mailing address is 343 Main Street, Ellsworth, Maine 04605.

WITNESS my hand and seal this 14<sup>th</sup> day of December, 2023.

WITNESS

  
\_\_\_\_\_

ALLEN'S PROPERTY TRUST

  
\_\_\_\_\_

By: Roy P. Allen, II  
Its: Trustee

STATE OF MAINE  
COUNTY OF HANCOCK

December 14, 2023

Personally appeared the above-named Roy P. Allen, II in his capacity as Trustee of the Allen's Property Trust, and acknowledged before me the foregoing instrument to be his free act and deed in his said capacity.

Before me,

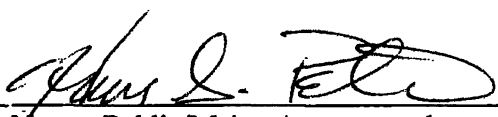
  
\_\_\_\_\_  
Notary Public/Maine Attorney-at-law  
Type or Print Notary Name: Hans S. Petersen  
My Commission Expires: N/A

EXHIBIT A

**Route 1A, Ellsworth**

A lot of land containing 226 acres, more or less, and a strip of land known as the "Harland Urquhart Lot" on the Bangor Road in Ellsworth, Maine, as described in the following deeds:

- (a) from Harland L. Urquhart to R. Thurston Allen dated December 8, 1951, and recorded in Book 744, Page 332, of the Hancock county Registry of Deeds, EXCEPTING the portion conveyed by R. Thurston Allen to New England Tel. & Tel. Co. by a deed dated October, 4, 1969, and recorded in Book 1087, Page 56, of said Registry;
- (b) from a deed from R. Thurston Allen to Joseph Willette dated October 28, 1957, and recorded in Book 805, Page 171, of said Registry, which deed reflects a strip of land 500 feet wide adjoining the above parcel on the North and extending from the Bangor Road to the Maine central Railroad right of way reserved by R. Thurston Allen in the aforesaid deed to Joseph Willette.

SUBJECT TO:

- 1. Easement granted to Bangor Hydro-Electric Company by deed dated July 21, 1998, recorded in Book 2754, Page 183 of the Hancock County Registry of Deeds;
- 2. Easements granted to State of Maine Department of Transportation by virtue of a Notice of Layout and Taking by the recorded in Book 3979, Page 171 of the Hancock County Registry of Deeds;
- 3. Easements granted to State of Maine Department of Transportation by virtue of a Notice of Layout and Taking by the recorded in Book 5199, Page 37 of the Hancock County Registry of Deeds;

EXCEPTING AND RESERVING:

- 1. That property described in a Deed from George C. Allen and Roy P. Allen, II, Trustees of Allen's Property Trust to George C. Allen and Roy P. Allen, II dated October 10, 2003, recorded in Book 3826, Page 89 of the Hancock County Registry of Deeds;
- 2. That property described in a Deed from Roy P. Allen, II, Trustee of Allen's Property Trust to the Inhabitants of the Town of Dedham dated October 1, 2014, recorded in Book 6331, Page 116 of the Hancock County Registry of Deeds.

**Orland**

A certain lot or parcel of land situated in the town of Orland, Hancock County, State of Maine, on the northern shore of Upper Patten Pond, so-called, bounded and described as follows:

Beginning at a stone at low water mark on the shore of said pond.

Thence, North sixty-three degrees East (N. 63° E) eleven (11) rods, more or less to a spotted birch tree;

Thence, South thirty-seven and one-half degrees East (S 37.5° E) thirty (30) rods, more or less, to a spotted birch tree;