

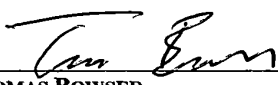
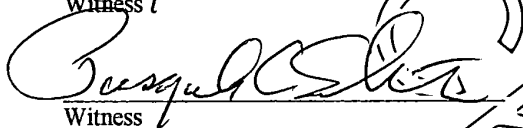
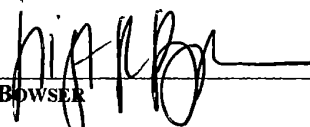
BOOK: OR 7305 PAGE:874, # OF PGS: 2
01/12/2024 03:02:18 PM INSTR#: 2024000414
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX PAID

DocId:8403967
TX:4265802

WARRANTY DEED

THOMAS BOWSER and LISA BOWSER, with a mailing address of 10845 North Dogwood Trail, Jupiter, Florida 33478, for consideration paid, grant to **DSG MODERN DESIGN, LLC**, a Maine limited liability company, with a mailing address of 237 West 120th Street, New York, New York 10027, with WARRANTY COVENANTS, a certain lot or parcel of land, together with any improvements thereon, situated in Southwest Harbor, 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 10 day of January, 2024


Witness

THOMAS BOWSER

Witness

LISA BOWSER

STATE OF Florida
COUNTY OF Palm Beach, ss. Dated: 11/10, 2024

Personally appeared the above named, Thomas Bowser and Lisa Bowser, and acknowledged the foregoing instrument to be their free act and deed.

Before Me,

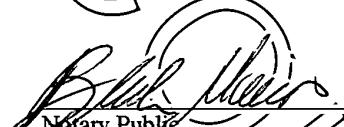

Notary Public
Brenda Meireles
Printed Name
Dec. 22, 2024
Commission expiration



Exhibit A

Two certain lots or parcels of land, together with any improvements thereon, situated in Southwest Harbor, Hancock County, Maine bounded and described as follows:

LOT 1: Beginning at a point, said point being North 53° 12' 22" East 150.88' from an 1/2" iron pin located on the north side of Maine State Route 102A and common to the lands of Spurling Family Trust, thence continuing on said North 53° 12' 22" East line 325.36' to a 3/4" Iron Rod at base of a 24" spruce, thence South 34° 05' 12" East 62.00' to a point, thence South 28° 27' 45" West 133.17' to a 1/2" Rebar & Cap (PLS #2262), thence South 57° 10' 27" West 115.13' to a 3/4" Rebar & Cap (PLS#2262), thence South 20° 53' 21" West 25' to a point, thence North 64° 49' 09" West 139.42' to the place of Beginning.

Containing 30,500 square feet (0.70 acres). As shown on a plan entitled "Division of Land for Hinckley Mews LLC" dated December 2, 2007, as revised May 5, 2022, prepared by Thomas W. Benson, PLS #2262 which plan was attached as Exhibit B to the deed recorded in Book 7222, Page 793 of the Hancock County Registry of Deeds.

LOT 2: Beginning at a point (1/2" iron pin in ledge) located on the north side of Maine State Route 102A and common to the lands of Spurling Family Trust, thence North 53° 12' 22" East 150.88' to a point, thence South 64° 49' 09" East 139.42' to a point, thence South 20° 53' 21" West 55.11' to a point, thence South 68° 42' 37" East 35.80' to a point, thence South 77° 19' 29" West 35.80' to a point, thence South 77° 19' 29" West 6.77' to a point, thence South 55° 42' 19" West 18.27' to a point, thence South 38° 56' 42" West 22.80' to a point, thence South 25° 53' 10" West 22.15' to a point, thence South 15° 52' 30" West 7.65' to a point, thence South 00° 19' 45" West 18.17' to a point, thence South 05° 05' 24" East 35.81' to a point, thence South 22° 45' 15" West 27.98' to a point, thence South 50° 01' 52" West 27.40' to a point, thence South 62° 33' 34" West 31.25' to a point, thence South 70° 52' 37" West 38.45' to a point on the north side of Maine State Route 102A, thence North 19° 07' 23" West 20.00' to a point, thence along the sideline of Route 102A a distance of 218.0' +/- (Tie line of North 21° 07' 46" West 218.09') to the place of Beginning.

Containing 43,999.00 square feet (1.01 acres). As shown on "Division of Land for Hinckley Mews LLC" dated December 2, 2007, as revised May 5, 2022, prepared by Thomas W. Benson, PLS #2262. Subject to rights and easements shown on said plat.

Being all and the same premises described in a deed from Hinckley Mews LLC to Thomas Bowser and Lisa Bowser dated August 2, 2022 and recorded in Book 7222, Page 793 at the Hancock County Registry of Deeds.

Ret: Acadia Law
Group