

WARRANTY DEED

TONI STEPHAN, of Deer Isle, County of Hancock and State of Maine, for consideration paid **GRANTS** to **THOMAS RICKS** and **MARY CATHERINE RICKS**, husband and wife, as **JOINT TENANTS**, whose mailing address is 1912 Glen Ross Road, Silver Springs, MD 20910, with **WARRANTY/COVENANTS**, a certain lot or parcel of land situated in Deer Isle, County of Hancock and State of Maine, and being all and the same premises described as conveyed in deed of Lawrence Belles and Bernard J. Murphy to Toni Stephan dated July 20, 2000, and recorded in the Hancock County, Maine, Registry of Deeds in Book 2942, Page 59, wherein said premises are described as follows:

“A certain lot or parcel of land, together with all buildings thereon, situate in Deer Isle, County of Hancock, State of Maine, and being all and the same premises described as conveyed in deed of Flora A. Colby to the Grantor herein dated August 17, 1951, and recorded in the Hancock County, Maine, Registry of Deeds in Book 742, Page 326, wherein said premises are bounded and described as follows:

‘Beginning at the Highway at the northeast corner of land formerly of Mary S. Marshall, deceased; thence by said Marshall’s land westerly twenty (20) rods to land formerly owned or occupied by John Haskell to a stake and stones near the south side of the burying grounds; thence northeasterly by said Haskell’s land, fifteen (15) rods, more or less, to the highway; thence by said highway southerly twenty-two and one-half (22 ½) rods to the bound begun at; containing one acre, more or less.

“Being the same premises conveyed to me by two deeds-one from Selina G. Cole, dated February 20, 1909, and recorded in Hancock Registry of Deeds, Book 560, Page 456.”

EXCEPTING from the above-described premises, and not hereby conveying, a certain lot or parcel of land described as conveyed in deed of Frances B. Barbera to the State of Maine dated July, 1981, and recorded in the Hancock County, Maine, Registry of Deeds in Book 1420, Page 306, to which deed reference is made for a more particular description.

SUBJECT TO a Highway Slope Easement of Larry L. Belles and Bernard J. Murphy to the State of Maine dated August 16, 1990, and recorded in said Registry of Deeds in Book 1833, Page 027, to which easement reference is made for a more particular description.

Together with all rights, privileges and easements belonging to the above granted estate.

WITNESS my hand and seal this 16th day of October, 2009.

Toni Stephan
Toni Stephan

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STATE OF MAINE
Hancock, ss.

Oct 16, 2009.

Personally appeared the above-named TONI STEPHAN and acknowledged the foregoing instrument to be her-free act and deed.

Before me,

Rhonda L. Mitchell

Notary Public

Rhonda L. Mitchell
Notary Public
Hancock County, Maine
Commission expires 03/21/2015

Please type or print name of Notary

SEAL

Ret: W. Hanley L.O.