

**TRANSFER ON DEATH DEED
(REVOCABLE)**

ALICE E. HIGGINS (the "Grantor"), whose mailing address is 59 Union Street, Ellsworth, Maine 04605, designates **STEPHEN L. HIGGINS** whose mailing address is 34 Fiske Lane, Blue Hill, Maine 04614 (the "Grantee"), if the Grantee survives the Grantor, as the Transfer on Death Beneficiary of all the Grantor's right, title and interest, in and to the premises described below.

The property which is subject to this Transfer on Death Deed is that certain lot or parcel of land, together with any improvements thereon, situated in Ellsworth, County of Hancock, State of Maine, being the same premises bounded and described in a Deed from Alice Carlisle to Donald L. Higgins and Alice E. Higgins dated April 7, 1988 and recorded with the Hancock County, Maine Registry of Deeds in Book 1688, Page 291, bounded and described as follows, to wit:

"Beginning at an iron pin, said pin being on the south right of way line of Union Street and marking the northeast corner of a lot of land described as conveyed in a deed from Richard and Gail McDonald to Kenneth K. and Margaret D. Riddell, dated November 26, 1965, and recorded in Hancock County, Maine, Registry of Deeds in Book 1000, Page 118; thence North fifty-four degrees thirty-two minutes East (N 54° 32' E) following said line, one hundred fifty (150) feet to an iron pin; thence South thirty-five degrees thirty-three minutes East (S 35° 33' E) one hundred two and nineteen one hundredths (102.19) feet to an iron pin; thence South fifty-four degrees twenty-seven minutes West (S 54° 27' W) one hundred fifty (150) feet to an iron pin; thence North thirty-five degrees thirty-three minutes West (N 35° 33' W) one hundred two and forty-one one hundredths (102.41) feet to the place of beginning.

Containing fifteen thousand three hundred forty-five (15,345) square feet"

Donald L. Higgins died on January 28, 2020 leaving Alice E. Higgins as surviving joint tenant.

At the Grantor's death, the Grantor transfers her interest in the above described property

to the Grantee (beneficiary) as designated above.

At any time prior to the Grantor's death, the Grantor has the right to revoke this deed by a signed revocation recorded in the Registry of Deeds, or to convey this property to another Grantee, which automatically revokes this deed.

The Grantor has hereunto set her hand and seal this 18 day of October, 2022 of transfer.

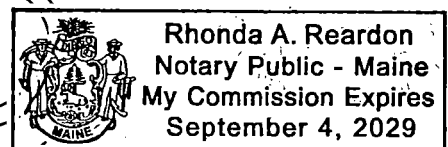

ALICE E. HIGGINS

STATE OF MAINE
COUNTY OF HANCOCK

October 18, 2022

Personally appeared before me the above ALICE E. HIGGINS and acknowledged the foregoing instrument to be her free act and deed.


Notary Public/Attorney-at-Law



@Ret: JKS