

WARRANTY DEED

JOHN G. BABINE, SR., with a mailing address of Post Office Box 65 Ellsworth, Maine 04605, and **BRIGITE M. BABINE**, with a mailing address of 3785 SW Quail Meadow Trail #A, Palm City, Florida 34990, for consideration paid, grant to **ALONZO C. WILLEY AND DEBRA J. WILLEY**, with a mailing address of 848 Holroyd Drive, Ogden, Utah 84403, with **WARRANTY COVENANTS**, a certain lot or parcel of land, together with any buildings or improvements thereon, situated in Mariaville, 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 11th day of June, 2018.

Witness

JOHN G. BABINE, SR.

STATE OF MAINE
COUNTY OF HANCOCK, ss.

June 11, 2018

Personally appeared the above named, John G. Babine, Sr., and acknowledged the foregoing instrument to be his free act and deed.

Before Me,

Notary Public

Printed Name

Commission expiration

AMANDA SALSURY
NOTARY PUBLIC

MY COMMISSION EXPIRES
MAY 13, 2021

WITNESS my/our hand(s) and seal(s) this 11th day of June, 2018.

Witness

Brigite M. Babine
BRIGITE M. BABINE

STATE OF MAINE
COUNTY OF HANCOCK, ss.

June 11th, 2018

Personally appeared the above named, Brigitte M. Babine, and acknowledged the foregoing instrument to be her free act and deed.

Before Me,

Amanda Salsbury
Notary Public

Printed Name

Commission expiration

AMANDA SALSbury
NOTARY PUBLIC
MY COMMISSION EXPIRES
MAY 13, 2021

Exhibit A

Certain lots or parcels of land, together with any buildings and improvements thereon, situated in the Town of Mariaville, County of Hancock, State of Maine, bounded and described as follows:

Parcel One: A certain lot or parcel of land situated in Mariaville, Hancock County, Maine, and being Lot No. 4 on a plan of lots entitled "Division of Land for Mariaville Trust" prepared August 12, 1985, and recorded in File No. 19 at No. 180 of the Hancock County Registry of Deeds and being more particularly bounded and described as follows:

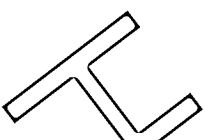
Beginning at an iron bolt marking the northerly corner of Lot No. 3 and the westerly corner of the lot herein conveyed; thence North fifty degrees fifteen minutes East (N 50° 15' E) by a strip of land reserved for a road two hundred ninety-two and fifty-five hundredths (292.55) feet to an iron bolt; thence South forty degrees fifteen minutes East (S 40° 15' E) by Lot No. 5, nine hundred sixteen and sixty-seven hundredths (916.67) feet to an iron bolt; thence continuing on the same course fifteen (15) feet, more or less, to the shore of Graham Lake (also known as the West Branch Union River); thence generally southwesterly by the shore of Graham Lake three hundred forty-five (345) feet, more or less, to a point which is twenty (20) feet South thirty-nine degrees forty-five minutes East (S 39° 45' E) of an iron bolt; thence North thirty-nine degrees forty-five minutes West (N 39° 45' W) by Lot No. 3, twenty (20) feet to the iron bolt; thence continuing on the same course by Lot No. 3, seven hundred seventy-two and ninety hundredths (772.90) feet to the iron bolt at the place of beginning. The above-described premises purports to contain six (6) acres, more or less. No warranty or representation is made by the Grantors concerning quantity of acreage.

ALSO CONVEYING all right, title and interest in and to the land beneath the flowage of the West Branch of the Union River to the center line or thread of the river.

Parcel Two: Beginning at a bolt set in 1985 marking the northerly corner of Parcel One herein and being the westerly corner of Lot 5 on said plan recorded in File Number 19 at No. 180; thence North forty degrees fifteen minutes West (N 40° 15' W) along land conveyed by Scott A. Ludwig, et al. to Matthew B. Wilder et al. by deed dated August 10, 2000 and recorded in Volume 2945, Page 100 of the said Hancock County Registry of Deeds, a distance of one hundred seventy-one and nine hundredths (171.09) feet to the southeasterly line of Lot 3A on plan of division for Byron Haining, prepared by Herrick & Salsbury, dated January 13, 1998; thence South fifty degrees fifteen minutes West (S 50° 15' W) along said Lot 3A a distance of one hundred seventy-one and nine hundredths (171.09) feet to a point; thence South three degrees forty-two minutes West (S 3° 42' W), one hundred seventy-five (175) feet to a bolt set in 1985 at the westerly corner of Parcel One; thence North fifty degrees fifteen minutes East (N 50° 15' E) by Parcel One a distance of two hundred ninety-two and fifty-five hundredths (292.55) feet to the point of beginning.

EXCEPTING an easement fifty (50) feet in width for pedestrian and vehicular traffic as currently laid out.

ALSO CONVEYING with and as appurtenant to the above described premises a right of way for all purposes of a right of way including an easement for the installation of electrical energy and voice by wires and poles from Route 181 leading from Ellsworth to Amherst to the above described premises over the old woods road and over the roads as laid out on a plan entitled "Sterling Forest Products, Forestry Lots, Lot No. 45 of the Mariaville Town Plan, Hancock County, Maine" dated March 23, 1973, prepared by Herrick



and Salsbury, Inc., Blue Hill, Maine, and recorded on May 11, 1973 in Plan Book 13, Page 34 of the said Registry of Deeds, and over the road as laid out on plan entitled "Right of Way, Sterling Forest Products, Mariaville, Maine" dated February 27, 1974 prepared by Herrick and Salsbury, Inc. Blue Hill, Maine, and recorded in Plan Book 13, Page 96 of the said Registry of Deeds.

There is expressly excepted from any covenants and title hereinafter contained the right of James C. VanLoon, Jr. and David E. Honey, their heirs, executors, administrators, successors, and assigns, a right of way for all purposes of a right of way including an easement for the transmission of electrical energy and voice by wires and poles over a 50 foot wide right of way over the roads as laid out on a plan entitled "Right of Way, Sterling Forest Products, Mariaville, Maine", dated February 27, 1974 prepared by Herrick and Salsbury, Inc., Blue Hill, Maine, recorded in Plan Book 13, Page 96 of the said Registry of Deeds.

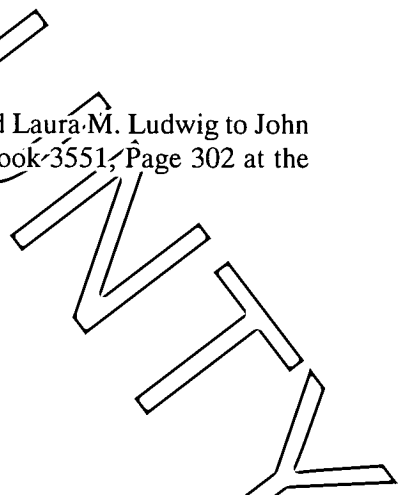
ALSO CONVEYING the following perpetual right and easement, situated in Mariaville, County of Hancock, State of Maine, to wit:

An easement over and across the property of Diane W. Fellis and Gordon Fellis, now or formerly, situated in Mariaville, County of Hancock, State of Maine, which easement is more particularly bounded and described in a deed from Diane W. Fellis and Gordon Fellis, Trustees of the Diane W. Fellis Living Trust dated August 14, 2000 and recorded in Volume 2947, Page 281 of the Hancock County Registry of Deeds; thence continuing over and across the land of Matthew B. Wilder and Katharine H. Wilder described in the deed from Scott A. Ludwig and Laura M. Ludwig dated August 10, 2000 and recorded in Volume 2945, Page 100, over the existing roadway as presently constructed to its intersection with the right of way all as shown and depicted on a plan entitled "Division of Land for Mariaville Trust" dated August 12, 1985 and recorded at Plan File 19, No. 180 of the said Registry of Deeds. Said right of way is for all purposes of a way including the transmission of voice and utilities as defined in Title 33 M.R.S.A. §458, and is granted as appurtenant to the premises of the Grantees herein all as bounded and described in the following deeds:

1. Deed from Robert D. Moleon, et al. to Scott A. Ludwig and Laura M. Ludwig dated February 10, 1989 and recorded in Volume 1742, Page 640 of the said Registry;
2. Deed from Kathy J. Taber to Scott A. Ludwig and Laura M. Ludwig dated December 11, 1998 and recorded in Volume 2792, Page 497 of the said Registry.

Subject to all easements, covenants or restrictions of record.

Being all and the same premises as conveyed in a deed from Scott A. Ludwig and Laura M. Ludwig to John G. Babine, Sr. and Brigitte M. Babine dated March 13, 2003 and recorded in Book 3551, Page 302 at the Hancock County Registry of Deeds.



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