

HANCOCK

WARRANTY DEED

BARBARA J. MADIGAN, with a mailing address of 21 Fenwick Way, Ellsworth, Maine 04605, for consideration paid, grants to BRIAN T. EMERSON and JACI G. EMERSON, with a mailing address of 1103 East Livingston Street, Streator, Illinois 61364, with WARRANTY COVENANTS, as joint tenants, a certain lot or parcel of land, together with any buildings or improvements thereon, situated in Ellsworth, 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 23 day of May, 2018.

Witness

Barbara J. Madigan
BARBARA J. MADIGAN

STATE OF Maine
COUNTY OF Hancock, ss. May 23, 2018.

Personally appeared the above named, Barbara J. Madigan, and acknowledged the foregoing instrument to be her free act and deed.

Before Me,

Wendy A. Whitman

Notary Public

Printed Name

WENDY A. WHITMAN
Notary Public, State of Maine
My Commission Expires June 10, 2022

Commission expiration

WITNESS

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Exhibit A

A certain lot or parcel of land, together with any buildings and improvements thereon, situated in Ellsworth, Hancock County, Maine, bounded and described as follows:

Beginning at a No. 6 rebar set, said rebar being on the north line of a 50 foot wide right of way, leading Southeasterly to the North Bend Road and bearing along said line, North seventy one degrees six minutes twenty five seconds West (N. 71d-06'-25"W) twenty seven (27) feet from a no. 6 rebar found, said rebar being the southwest corner of a lot of land described as conveyed in a deed from George W. Mitchell and Janice Sargent Mitchell to David W. Mitchell, dated November 7, 2005, and recorded at Hancock County, Maine, Registry of Deeds in Book 4339, Page 230; thence North five degrees six minutes forty seven seconds East (sic) (N. 05d-06'-47"E.) one hundred ninety seven and fifty nine one-hundredths (197.59) feet to a No. 6 rebar set, said rebar being on the north line of a lot of land described as conveyed in a deed from Vernon E. Shapazian and Lois W. Shapazian to George W. Mitchell and Janice Sargent Mitchell, dated September 3, 2003, and recorded in Book 3720, Page 251, at said registry; thence following said line North seventy one degrees fifty four minutes thirty five seconds West (N. 71d-54'-35"W.) four hundred one and sixty six one-hundredths (401.66) feet to a No. 6 rebar set; thence South five degrees six minutes forty seven seconds East (S. 05d-06'-47" E.) one hundred ninety one and eighty one hundredths (191.80) feet to a No. 6 rebar set, said rebar being on the north line of said 50 foot wide right of way; thence following said line, South seventy one degrees six minutes twenty five seconds East (S. 71d-06'-25" E.) four hundred three (403) feet to the point of beginning.

Containing one and seventy-five one-hundredths (1.75) acres.

Bearings referenced to Magnetic North, 1985.

Above referenced No. 6 rebar set, have surveyor's ID Cap 1064.

Also conveying a right of way for all purposes of a way, including utilities either above or below ground, over said 50 foot wide right of way, the north line of said right of way being the south line of the above described lot, extended Southeasterly to said North Bend Road.

SUBJECT TO an easement given by Barbara J. Madigan to Emera Maine dated March 5, 2016 and recorded in Book 6562, Page 184 at the Hancock County Registry of Deeds.

Being all and the same premises as conveyed in a deed from Christopher A. St. Martin and Julia St. Martin to Michael D. Madigan and Barbara J. Madigan dated September 30, 2009 and recorded in Book 5300, Page 347 at the Hancock County Registry of Deeds. Michael D. Madigan died October 13, 2015, leaving Barbara J. Madigan surviving joint tenant.

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