

DLN: 1002340258219

TRUSTEE'S DEED OF DISTRIBUTION

I, **JAMES DEWITT SHEA**, SUCCESSOR TRUSTEE OF THE **NANCY SAGE SHEA REVOCABLE TRUST NO. 1** u/d/t dated December 6, 2019, of New York, New York,

in distribution of said Trust,

hereby grant to **JAMES DEWITT SHEA**, individually, with a mailing address of 184 Duane Street, #2, New York, NY 10013, the following described real estate in the State of Maine, County of Hancock, Town of Mount Desert:

A certain lot or parcel of land, together with the dwelling thereon, situated at Northeast Harbor in the Town of Mount Desert, Hancock County, Maine, bounded and described as follows, to wit:

Beginning at an iron rod set into the ground on the northeasterly side line of Manchester Road at the southwesterly corner of land now or formerly owned by Arthur Coombs et al; thence North sixty-seven degrees fifty-six minutes thirty seconds East (N 67° 56' 30" E), but always following the southerly side line of the said land now or formerly owned by Arthur Coombs et al, one hundred thirty-one and thirty hundredths (131.30) feet to a stone bound set into the ground; thence South eight degrees eleven minutes fourteen seconds East (S 08° 11' 14" E), but always following the westerly side line of land now or formerly owned by Mary Veit, eighty-eight and eight tenths (88.8) feet to an iron rod set into the ground on the northerly side line of a twenty (20) foot wide right of way; thence South eighty-four degrees seventeen minutes seven seconds West (S 84° 17' 07" W), but always following the northerly side line of the aforesaid twenty (20) foot wide right of way, one hundred five and fifty hundredths (105.50) feet to a stone bound set into the ground on the northeasterly side line of Manchester Road; thence North thirty degrees fifty-two minutes fifty-six seconds West (N 30° 52' 56" W), but always following the northeasterly side line of Manchester Road, fifty-seven and twenty hundredths (57.20) feet to the herein first mentioned iron rod set into the ground being the point of beginning.

Together with and as appurtenant to the herein conveyed premises the right of way conveyed by deed dated December 30, 1954, recorded in Book 761, Page 537 at the Hancock County Registry of Deeds from Alice F. Coombs to Suzanne Wood et al.

Meaning and intending to describe the same premises conveyed to Nancy S. Shea, Trustee of the Nancy Sage Shea Revocable Trust No 1 u/d/t dated December 6, 2019, by deed dated January 15, 2020 and recorded in **Book 7002, Page 612** of the Hancock County Registry of Deeds.

The undersigned Trustee hereby warrants and covenants that he has full authority under the terms of the Trust to execute this deed and to convey the Trust property, and that no actions are pending with respect to this Trust which could affect the Trustee's ability to convey the Trust property.

IN WITNESS WHEREOF, the undersigned Trustee has executed this instrument under seal as of the 27th day of ~~September~~ ^{November}, 2023.

**NANCY SAGE SHEA
REVOCABLE TRUST NO. 1**

By: 
James DeWitt Shea
Successor Trustee

State of NEW YORK
County of NEW YORK, ss.

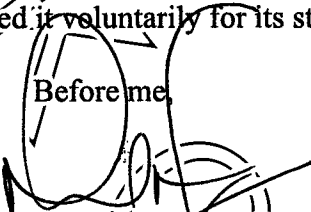
November 27th, 2023

Then personally appeared before me, the undersigned notary public, the above named James DeWitt Shea, Successor Trustee of the Nancy Sage Shea Revocable Trust No. 1 u/d/t dated December 6, 2019, as aforesaid, proved to me through satisfactory evidence of identification, being

Driver license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

PERRY DONDRE STEVEN
Notary Public, State of New York
No. 01PE8368561
Qualified in New York County
Commission Expires December 18, 2024

Before me,


Notary Public
Print Name: Dondre Perry
My Commission Expires: 12/18/2024