

BK: OR 7443 PAGE: 770 # OF PGS: 2
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JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX PAID
eRecorded Document

DLN: 3865750

Parcel Identification: 006-083

Recordation Requested By/Mail to:
VANTAGE POINT TITLE, INC.
18167 US HWY 19 NORTH STE. 180
CLEARWATER, FL 33764
File No. D-ME963363

This Instrument Prepared By:
NATHAN BELL ME Bar No. 008683
o/b/o BC LAW FIRM, P.A.
59 A CONAEFER LANE
UNITY, ME 04988

QUITCLAIM DEED WITH COVENANT

THIS QUITCLAIM DEED executed this 26 day of April, 2026, made by and between MIDFIRST BANK, of 999 NW Grand Blvd, Oklahoma City, OK 73118, hereinafter referred to as "Grantor (s)," and KOMES ROZES, SINGLE, of 1223 Green End Ave., Middletown, RI 02842, hereinafter referred to as "Grantee(s)".

WITNESSETH: That the said Grantors, for and in consideration of the sum of **One Hundred Nine Thousand and 00/100 Dollars (\$109,000.00)**, cash in hand paid and other good and valuable consideration, the receipt of which is hereby grants to said Grantee with **QUITCLAIM COVENANT** the following described parcel of land, located in HANCOCK County, MAINE, legally described as:

A certain lot or parcel of land, together with any improvements thereon, situated in Amherst, Hancock County, Maine, more particularly bounded and described as follows: Beginning at an iron pin defining the northeast corner of land now or formerly of Leonard A. Guerin and Suzanne P. Guerin as described in the Hancock County Registry of Deeds, Volume 1684 Page 637 (in prior deeds erroneously referred to as "Penobscot County" due to a scrivener's error); thence South 24 degrees 16 minutes 14 seconds West by and along the easterly line of said Guerin land a distance of 400.00 feet to a point; thence North 65 degrees 30 minutes 41 seconds West by and along the southerly line of said Guerin land a distance of 238.00 feet to a point; thence North 29 degrees 41 minutes 57 seconds East through land of said Guerin a distanced 401.66 feet to a point in a stone wall in the northerly line of said Guerin land; thence South 65 degrees 30 minutes 41 seconds East by and along a partial stone wall in the north line of the Guerin land a distance of 200.00 feet to the point of beginning. The above-described property has been represented to contain 2.01 acres.

ALSO HEREBY CONVEYING the right in common with others to use (for all purposes, including for purposes of ingress and egress to the above described property at all times with motor vehicles and pedestrians) an existing roadway leading from a public way known as the Smith Road to the generally northwest corner of the property described above.

Any and all rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

BEING THE SAME PREMISES CONVEYED TO MIDFIRST BANK, BY DEED DATED 07/30/2025 AND RECORDED ON 09/22/2025 IN BOOK 7406 PAGE 902 IN THE HANCOCK COUNTY, STATE OF ME.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Commonly known as: **10 PERRY LANE, AMHERST, ME 04605**

This instrument was prepared without the benefit of a title examination.

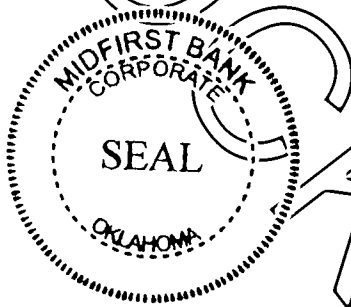
TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors, or assigns, forever in **FEE SIMPLE**.

The grantor covenants with the grantee, his heirs and assigns that he will warrant and forever defend the premises to the said grantee, his heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through or under him. And that said conveyance does not render the grantor insolvent nor is it for the purpose of defrauding any of grantor's creditors.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

Signed, sealed, and delivered in the presence of:

Date: April 16, 2026.



**MIDFIRST BANK, A FEDERALLY
CHARTERED SAVINGS ASSOCIATION**

Signature

Printed Name: Madison Grasp

Title: Vice President

STATE OF Oklahoma

COUNTY OF Oklahoma

The foregoing instrument was acknowledged before me this 16 day of April, 2026, by Madison Grasp as Vice President on behalf of **MIDFIRST BANK, A FEDERALLY CHARTERED SAVINGS ASSOCIATION**.



Notary Public, State of Oklahoma

Printed Name: Kayla Baird

My commission expires: 06/16/27

Send Tax Notices to: KOMES ROZES, 1223 GREEN END AVE, MIDDLETOWN, RI 02842