

HANCOCK

WARRANTY DEED

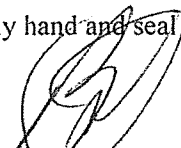
Maine Statutory Short Form

DLN: 1002340229907

KNOW ALL MEN BY THESE PRESENTS that BRUCE C. MATTERS of Deer Isle, County of Hancock, and State of Maine, for consideration paid, grants to KIMBERLY A. BEDARD whose mailing address is 1202 Ridge Road, Bowdoinham, ME 04008 with WARRANTY COVENANTS, the real property situated in Deer Isle, County of Hancock and State of Maine more particularly described in Exhibit A attached hereto and incorporated herein by reference.

See Attached Exhibit A

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27th day of March, 2023.




Bruce C. Matters

State of Maine
County of Penobscot

Date: March 27, 2023

Personally appeared the above named Bruce C. Matters and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Notary Public/Attorney at Law
Print Name: Katherine R. Malic
Commission Expires:

WARRANTY



EXHIBIT A

Two certain lots or parcels of land, together with the buildings thereon, situated in that part of the Town of Deer Isle, Hancock County, Maine, known as Sunset, bounded and described as follows:

FIRST PARCEL: Beginning at a large maple tree at or near the southerly sideline of State Highway Route 15A at the northwesterly corner of SECOND LOT described in a deed from Ernest L. Knight and Climena E. Knight to Henry M. Cameron, dated September 10, 1982, recorded at the Hancock County Registry of Deeds in Book 1445, Page 172, at the northeasterly corner of land now or formerly of Gwendolyn Jenkins;

Thence North $79^{\circ} 40' 17''$ East, along the southerly sideline of Route 15A, 214.34 feet, more or less (as measured from the center of said maple tree), to a No. 5 rebar set at remaining land of Henry M. Cameron (said rebar being further located 16.50 feet, more or less, from the centerline of Route 15A and North $50^{\circ} 12' 30''$ West of and 63.25 feet, more or less, from the northwesterly corner of the concrete foundation of the house on remaining land of Henry M. Cameron);

Thence South $8^{\circ} 4' 26''$ East, along remaining land of Henry M. Cameron, 250 feet, more or less, to land now or formerly of Ernest L. Knight and Climena E. Knight;

Thence westerly along said land of Knight to land now or formerly of Gwendolyn E. Jenkins;

Thence in a generally northerly direction, along land of said Gwendolyn E. Jenkins, 250 feet, more or less, to the point of beginning.

Containing one acre, more or less. All courses are magnetic, 1984, and were determined by Raymond L. Eaton, R.L.S., Deer Isle, Maine.

EXCEPTING and not conveying a 25 foot wide strip of land along the westerly sideline of said premises described as an exception and reservation from SECOND LOT in the said deed from Ernest L. Knight and Climena E. Knight to Henry M. Cameron, dated September 10, 1982, recorded at the Hancock County Registry of Deeds in Book 1445, Page 172.

The premises herein conveyed are a portion of property described in said deed from Knights to Cameron.

Further conveying all of the grantor's right, title and interest in and to so much land as lies between the northerly sideline of the above-described premises and the centerline of said State Highway Route 15A.

SECOND PARCEL: First Lot: A strip of land beginning at the northwest corner of land of Henry M. Cameron, excepted and reserved by deed of these Grantors, Ernest L. Knight and Climena E. Knight, to said Henry M. Cameron, dated September 10, 1982 and recorded in Book 1445, Page 172 of the Hancock County, Maine, Registry of Deeds and the State Aid Highway Route 15 leading from said Sunset to Stonington; thence westerly for a distance of twenty-five and twenty-one hundredths feet (25.21') by and along said State Aid Highway to a large maple tree situated at the northeast corner

of land of Gwendolyn E. Jenkins; thence South two degrees thirty-six minutes East (S. 2° 36' E.) for a distance of two hundred fifty feet (250') by and along land of said Jenkins to land of said Knight; thence easterly for a distance of twenty-five and twenty-one hundredths feet (25.21') by and along land of said Knight to land of said Cameron; thence North two degrees thirty-six minutes East (N. 2° 36' E.) for a distance of two hundred fifty feet (250') by and along land of said Cameron to point and place of beginning.

Second Lot: Beginning at the northwest corner of the premises described herein, said corner is the southwest corner of premises conveyed by said Ernest L. Knight and Climena E. Knight to Henry M. Cameron by deed dated September 10, 1982 and recorded in said Registry of Deeds in Book 1445, Page 172; thence North seventy-nine degrees fifty-nine minutes East (N. 79° 59' E.), by and along land described above and land of said Cameron, a distance of three hundred ninety and zero hundredths feet (390.0') to a 5/8" rebar and land of Ernest L. Knight and Climena E. Knight; thence South two degrees forty-three minutes East (S. 2° 43' E.), a distance of four hundred fifty-four and twelve hundredths feet (454.12') by and along land of said Knight to land of Pearl C. Hardie; thence North eighty-two degrees fifteen minutes West (N. 82° 15' W.), a distance of three hundred ninety-four and eight hundredths feet (394.08) by and along land of said Hardie to a 5/8" rebar and land of Neville C. Hardy; thence North two degrees thirty-six minutes East (N. 2° 36' E.), a distance of three hundred thirty-two and ninety-four hundredths feet (332.94') by and along land of said Hardy to the point and place of beginning. Containing 3.5 acres, more or less, and the bearings refer to magnetic North 1984.

Together with all right, title and interest of the Grantors in and to the land in any street or highway road adjoining the said premises. Subject to any right which the public, the Town of Deer Isle and the State of Maine may have in and to said street or highway road.

Subject to all restrictions, exceptions, reservations, easements and rights of way relating to said premises, appearing of record and now in force and subject to the provisions of any applicable Municipal Ordinances and Regulations and State and Federal Statutes.

The above description is based on a survey by Raymond L. Eaton, Registered Land Surveyor, dated August 1986 and entitled "Property Survey made for Ernest L. Knight and Climena E. Knight, Deer Isle, Maine."

Being the same premises described in the deed from Bruce C. Matters to Bruce C. Matters and Martha Cordova Matters, dated May 13, 2004, recorded in the Hancock County Registry of Deeds in Book 3914, Page 3322. Martha Cordova Matters died on June 29, 2008, leaving Bruce C. Matters as the surviving joint tenant.