

N/F
REF NO A111

0.34 ACRES
(NOT OF RECORD)
RENTAL TO RICHARDSON
L.D. CORNWELL

N/F
CUTL FR

RICHARDSON

BK. 1469, PG. 172
3.1 ACRES ±

**N/F
CUTLER**

BLUE HILL BAY

JAMES M. AND LENETTE B. RICHARDSON

SOUTH BLUE HILL, MAINE

SCALE: 1" = 30'

NOTE ALL CANNOT MANIPULATED WERE FOUND UNLESS NOTED

THIS PLAN WAS TRACED FROM INFORMATION ON FILE IN THIS OFFICE AND BASED ON A SLAVEY DONE FOR MAURICENT A. HASTINGS - APR 10, 1963. NO ADDITIONAL FIELD WORK WAS DONE. LOCATION OF BUILDINGS SHOWN ARE AS THEY WERE IN 1963.

SAGE COLLINS PLS. # 1200
BLUE HILL MAINE

Shri G. S.

JUNE 26, 1992

WARRANTY DEED

LENETTE B. RICHARDSON, having a mailing address 4066 North Maryland Avenue, Shorewood, Wisconsin 53211, for consideration paid GRANTS with WARRANTY COVENANTS, all of her undivided one half interest in the premises described below to each of the following in the percentages as shown being percentages of the whole:

- a 17.27% undivided interest to **LENETTE B. RICHARDSON, TRUSTEE OF THE JAMES M. RICHARDSON FAMILY TRUST** having a mailing address of 4066 North Maryland Avenue, Shorewood, Wisconsin 53211; and
- a 32.73% undivided interest to **LENETTE B. RICHARDSON, TRUSTEE OF THE LENETTE B. RICHARDSON REVOCABLE TRUST**, having a mailing address of 4066 North Maryland Avenue, Shorewood, Wisconsin 53211.

The premises hereby conveying are certain lots or parcels of land, with improvements thereon, situated in that part of the Town of Blue Hill know as South Blue Hill, Hancock County, Maine, being more fully described as follows:

PARCEL ONE:

Being the same premises as conveyed by deed dated June 28, 1983 from Margherita T. Hastings to James M. Richardson and Lenette B. Richardson and recorded at the Hancock County Registry of Deeds in Book 1469, Page 172 and being further described as follows, to wit:

"Beginning at a bolt at the most westerly corner of premises herein conveyed at land of Edward S. Rendall and Constance W. Rendall;

"Thence North 62° 16' East, along said land of Rendalls, crossing the driveway used as the right of way referred to below, 449.41 feet, more or less, to a pipe in concrete at land now or formerly of Cutler;

"Thence South 44° 48' East, along said land of Cutler, 101.50 feet, more or less, to a rod in concrete;

"Thence South 6° 18' East, continuing along said land of Cutler and passing through a large maple at the top of a bank, 223.27 feet, more or less, to a drill hole set in a pink granite rock on the shore of Blue Hill Bay;

"Thence continuing on the same course (S. 6° 18' E.) to the low water line of Blue Hill Bay;

"Thence in generally westerly, southwesterly and westerly directions, by and along low water line of said Blue Hill Bay as the shore turns and winds, to a point at low water line by land of said Rendalls (the shoreline measures approximately 455 feet along high water line);

"Thence North 29° 50' West, approximately passing through the northeasterly line of a retaining wall, 50 feet, more or less, to a bolt located near the southwesterly corner of a garage on land herein conveyed (said bolt is located, as a tie line, South 64° 57' West of and 395.30 feet, more or less, from the drill hole set in the pink granite rock previously mentioned by the southeasterly corner of land herein conveyed);

"Thence continuing on the same course (N. 29° 50' W.) along said land of Rendall, 66.29 feet, more or less, to a granite monument;

"Thence North 27° 50' West, continuing along said land of Rendall, 220.05 feet, more or less, to the point of beginning.

"Further conveying a right of way, for all purposes of a way, including ingress and egress by vehicular and pedestrian traffic over the presently existing roadway (extension of driveway serving premises herein conveyed), sometimes called the "Henrickson Road," to Route 175. Said right of way to be used in common with said Rendalls and any other persons entitled to the use thereof.

"Further conveying all of my right, title and interest in and to any easements for utility purposes now serving the premises herein conveyed as said utility lines are now installed.

"This conveyance is made subject to the rights of the public in and to so much of the above-described premises as is located between high and low water lines."

PARCEL TWO:

Being the same premises as conveyed by deed dated November 18, 1991 from Edward S. Rendall and Constance W. Rendall to James M. Richardson and Lenette B. Richardson and recorded at the Hancock county Registry of Deeds in Book 2418, Page 262 and being further described as follows, to wit:

Beginning at a point 40 feet from an existing bolt at the corner of properties owned by Edward S. and Constance W. Rendall, and James M. and Lenette B. Richardson, marked by the intersection of lines N 27° 50' W and N 62° 16' E, said 40 feet being marked along the boundary line N 62° 16' E; thence N 27° 50' W 50 feet; thence N 62° 16' E to the property line of land of Cutler, being 296.57 feet, more or less; thence S 19° 41' E along said land of Cutler 50.50 feet, more or less, to the existing boundary between Rendalls and Richardsons; and thence S 62° 16' W along the said existing boundary line 289.41 feet, more or less, to the point of beginning; and containing approximately .34 acres of land. The above land is described and marked on

a survey by Sage Collins R.L.S. for Edward S. and Constance W. Rendall dated October 7, 1983, and last revised October 7, 1991.

In addition to the source deeds described above further reference may be made to the fact of the death of James M. Richardson on May 16, 2009 then a resident of Shorewood, Wisconsin. Within less than nine months of death, on January 27, 2010 Lenette B. Richardson, the wife of James M. Richardson and surviving joint tenant, acting pursuant to law disclaimed the undivided one-half joint tenancy interest which otherwise passed by reason of James M. Richardson's death. A copy of such disclaimer is to be recorded in the Hancock County Registry of Deeds herewith pursuant to 18-A M.R.S. § 2-801 (d). It is the intent of this deed to fully convey all of the remaining undivided one half interest held by Lenette B. Richardson.

WITNESS my hand and seal this 7th day of September, 2010.

Lenette B. Richardson
LENETTE B. RICHARDSON

STATE OF MAINE
COUNTY OF HANCOCK

September 7, 2010

Personally appeared the above-named **LENETTE B. RICHARDSON** and acknowledged the forgoing instrument to be her free act and deed.

Before me,

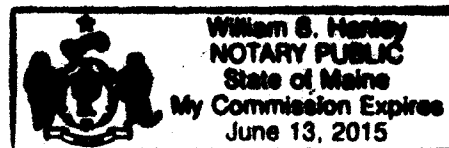
William S. Hanley

Notary Public

Print or type name as signed

My commission expires: _____

SEAL



#2
Ret: W. Hanley
L.O.

DEED OF DISTRIBUTION

KNOW ALL PERSONS BY THESE PRESENTS, that, I, **LENETTE B. RICHARDSON**, having a mailing address of 4066 North Maryland Avenue, Shorewood, Wisconsin 53211, duly appointed and acting **Personal Representative of the ESTATE OF JAMES M. RICHARDSON**, deceased, as shown by the Probate Records of the County of Hancock Maine, Docket No. 2010-311, by the power conferred by the Probate Code, and every other power, in distribution of the estate grant all of James M. Richardson's undivided one half interest in the premises described below to **LENETTE B. RICHARDSON, TRUSTEE OF THE JAMES M. RICHARDSON FAMILY TRUST** having a mailing address of 4066 North Maryland Avenue, Shorewood, Wisconsin 53211 being the entity-entitled to distribution of the real property.

The premises hereby conveying are certain lots or parcels of land, with improvements thereon, situated in that part of the Town of Blue Hill know as South Blue Hill, Hancock County, Maine, being more fully described as follows:

PARCEL ONE:

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"Thence continuing on the same course (S. 6° 18' E.) to the low water line of Blue Hill Bay;

"Thence in generally westerly, southwesterly and westerly directions, by and along low water line of said Blue Hill Bay as the shore turns and winds, to a

point at low water line by land of said Rendalls (the shoreline measures approximately 455 feet along high water line);

"Thence North 29° 50' West, approximately passing through the northeasterly line of a retaining wall, 50 feet, more or less, to a bolt located near the southwesterly corner of a garage on land herein conveyed (said bolt is located, as a tie line, South 64° 57' West of and 395.30 feet, more or less, from the drill hole set in the pink granite rock previously mentioned by the southeasterly corner of land herein conveyed);

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"Further conveying a right of way, for all purposes of a way, including ingress and egress by vehicular and pedestrian traffic over the presently existing roadway (extension of driveway serving premises herein conveyed), sometimes called the "Henrickson Road," to Route 175. Said right of way to be used in common with said Rendalls and any other persons entitled to the use thereof.

"Further conveying all of my right, title and interest in and to any easements for utility purposes now serving the premises herein conveyed as said utility lines are now installed.

"This conveyance is made subject to the rights of the public in and to so much of the above-described premises as is located between high and low water lines."

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Beginning at a point 40 feet from an existing bolt at the corner of properties owned by Edward S. and Constance W. Rendall, and James M. and Lenette B. Richardson, marked by the intersection of lines N 27° 50' W and N 62° 16' E, said 40 feet being marked along the boundary line N 62° 16' E; thence N 27° 50' W 50 feet; thence N 62° 16' E to the property line of land of Cutler, being 296.57 feet, more or less; thence S 19° 41' E along said land of Cutler 50.50 feet, more or less, to the existing boundary between Rendalls and Richardsons;

and thence S 62° 16' W along the said existing boundary line 289.41 feet, more or less, to the point of beginning; and containing approximately .34 acres of land. The above land is described and marked on a survey by Sage Collins R.L.S. for Edward S. and Constance W. Rendall dated October 7, 1983, and last revised October 7, 1991.

In addition to the source deeds described above further reference may be made to the fact of the death of James M. Richardson on May 16, 2009 then a resident of Shorewood, Wisconsin. Within less than nine months of death, on January 27, 2010 Lenette B. Richardson, the wife of James M. Richardson and surviving joint tenant, acting pursuant to law disclaimed the undivided one-half joint tenancy interest which otherwise passed by reason of James M. Richardson's death. A copy of such disclaimer has been recorded as part of an Affidavit of Lenette B. Richardson dated September 7, 2010 and recorded at the Hancock County Registry of Deeds in Book 5481, Page 252, pursuant to 18-A M.R.S. § 2-801 (d). It is the intent of this deed to fully convey all of the remaining undivided one-half interest held by Estate of James M. Richardson to the Grantee trust. By this distribution and the earlier transfer of an undivided one half interest in the same premises by Lenette B. Richardson by deed dated September 7, 2010 as recorded in said Registry in Book 5481, Page 257 title to the premises is intended to be held as tenants in common between the following in the percentages as shown:

- a 67.27% undivided interest to **LENETTE B. RICHARDSON, TRUSTEE OF THE JAMES M. RICHARDSON FAMILY TRUST;** and
- a 32.73% undivided interest to **LENETTE B. RICHARDSON, TRUSTEE OF THE LENETTE B. RICHARDSON REVOCABLE TRUST.**

WITNESS my hand and seal this 22 day of November, 2010.

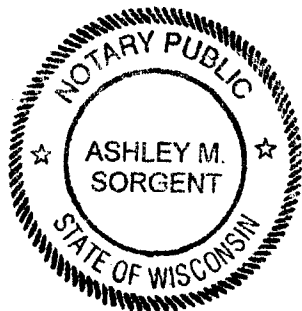
Personal Representative of the Estate of
James M. Richardson

Lenette B. Richardson

LENETTE B. RICHARDSON

STATE OF WISCONSIN
COUNTY OF MILWAUKEE, ss.

Personally appeared the above named LENETTE B. RICHARDSON and acknowledged the foregoing instrument to her free act and deed in her said capacity.



Before me,

Ashley M. Sorgent

Notary Public

Ashley M. Sorgent

Please Print Name

my commission expires
10-28-2012

HANCOCK COUNTY

#14

Ref W. Hanley