



OR BK 6440 PGS 307 - 309
INSTR # 2015012527
HANCOCK COUNTY, ME

08/12/2015 08:57 59 AM
JULIE A. CURTIS
REGISTER OF DEEDS

QUITCLAIM DEED with COVENANT

SADIE L. DUNN AND JOHN J. DUNN, III, whose address is 43 Sawmill Lane, Jonesboro, Maine 04648, for consideration paid, grant to **ROSS MAWHINNEY AND ASHLEY MAWHINNEY**, whose address is 505 US Highway 1, Hancock, Maine 04640, as joint tenants, with **QUITCLAIM COVENANT**, a certain lot or parcel of land together with all of the improvements thereon situated in the Town of Hancock, Hancock County, Maine being more particularly described as follows:

"Beginning at a 1 inch iron pipe found leaning marking the southernmost corner of Lot 18 as designated on the plan entitled "The Willows, Land of Fay R. Sargent" dated 1975 recorded in Plan Book 14, Page 106;

Thence N40°16'38"W along the line of division (January 2005) and the remaining land owned by O. Patrick Mawhinney as described in the deed dated September 28, 2004 recorded in Book 4028, Page 81 a distance of 240.00 feet to a point bearing S60°38'12"E a distance of 314.42 feet from a 1 inch iron pipe found marking the southeast corner of property owned by Margaret W. Farrin as described in the deed dated September 23, 2003 recorded in Book 3755, Page 22;

Thence N49°43'22"E along the line of division (January 2005) and the remaining land owned by O. Patrick Mawhinney a distance of 181.50 feet to a point bearing S12°48'32"E a distance of 203.67 feet from a 1 inch iron pipe found marking the southeast corner of property owned by EMCA, Inc. as described in the deed dated September 10, 2004 recorded in Book 4014, Page 218;

Thence S40°16'38"E along the line of division (January 2005) and the remaining land owned by O. Patrick Mawhinney a distance of 240.00 feet to a point;

Thence S49°43'22"W along the line of division (January 2005) and the remaining land owned by O. Patrick Mawhinney a distance of 181.50 feet to the point of beginning.

MAINE REAL ESTATE
TRANSFER TAX PAID

The above described premises contains 1.0 acre and are based upon a plan entitled "Boundary Survey of lands of O. Patrick Mawhinney to be conveyed to Sadie L. Mawhinney" dated January 10, 2005 prepared by Horizon Surveying Company, Inc., V. Kelly Bellis, PLS to which further reference is expressly made.

Together with a right of way, for all purposes, including utility services, to be used in common by the Grantee and the Grantor herein, their heirs, personal representatives and assigns, twenty-five (25) feet in width from the southerly side of U. S. Route 1, so-called, in a southerly direction to the northeasterly sideline of the above-described premises, the centerline coinciding with the centerline of a gravel road as depicted on Plan entitled "Boundary Survey of lands of O. Patrick Mawhinney" dated January 10, 2005 recorded or to be recorded in the Hancock County, Maine, Registry of Deeds."

Together with all rights, easements, privileges and appurtenances belonging to the granted estate.

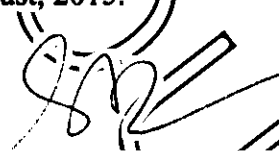
Meaning and intending to convey all and the same premises as conveyed from Sadie L.

Dunn to Sadie L. Dunn and John J. Dunn III by deed dated July 3, 2013 and recorded in the Hancock County Registry of Deeds in Book 6098, Page 301.

WITNESS my/our hands and seals this 10th day of August, 2015.

Witness

Witness



SADIE L. DUNN



JOHN J. DUNN III

STATE OF MAINE
COUNTY OF HANCOCK

ss. AUGUST 10, 2015

Then personally appeared the above-named Sadie L. Dunn and John J. Dunn III and
acknowledged the foregoing instrument to be their free act and deed.


Attorney at Law/Notary Public

Print Name

AMANDA SALSBURY
NOTARY PUBLIC
MY COMMISSION EXPIRES
MAY 13, 2021

③ #1