

WARRANTY DEED
DLN: 1002140161394

PAUL B. STAPLES of Millinocket, Maine, for consideration paid, grants to **DONALD J. VOLK AND ANN T. VOLK** with a mailing address of 20 Stillwater Avenue, Orono, ME 04473, as joint tenants, with Warranty Covenants, certain lots or parcels of land bounded and described as follows:

Parcel One:

The land, together with the buildings thereon, situated in Brooklin, County of Hancock, State of Maine, and bounded and described as follows, to wit:

Beginning at a stake and stone at the southwesterly corner of the premises herein conveyed near the shore of Herrick Bay, and at the southerly corner of land of Ralph H. Champlin and Marjorie N. Champlin, as conveyed to them by Austin Staples, by deed dated September 13, 1967, and recorded in the Hancock County Registry of Deeds in Vol. 1052, Page 138, thence, in a north twenty-six degrees east (N 26° E) direction, but always following the southeasterly bound of said Champlin lot, to Flye Point Road; thence in a generally southeasterly direction four and six-tenths (4.6) rods, more or less, to land of Arnold L. Staples and Frances M. Staples, as conveyed to them by the said Austin Staples, by deed dated September 13, 1967, and recorded in said Hancock County Registry of Deeds in Vol. 1052, Page 144; thence, in a south twenty-six degrees west (S 26° W) direction, following the northwesterly bound of said Staples lot, to a stake and stone near the shore of said Herrick Bay; thence, continuing in a south twenty-six degrees west (S 26° W) direction to the low water mark of said Bay; thence, in a generally northwesterly direction following the low water mark to a point which lies south twenty-six degrees west (S 26° W) from the point begun at; thence north twenty-six degrees east (N 26° E) to the point begun at.

Reserving to Austin Staples, his heirs and assigns, a right-of-way, for all purposes of a way, to be used in common with said Austin Staples, his heirs and assigns, and others of record entitled thereto, said right of way being twenty (20) feet in width and bounded and described as follows, to wit:

Beginning at a point on the northwesterly line of the premises hereinabove described, said point, lying north twenty-six degrees east (N 26° E) five hundred (500) feet from the point of beginning; thence south twenty-six degrees west (S 26° W) along the northwesterly line of said premises hereinabove described twenty (20) feet to a point; thence, in a generally southeasterly direction, and parallel with the shore of Herrick Bay, so-called, four and six-tenths (4.6) rods, more or less, to the southeasterly line of the premises hereinabove described; thence, north twenty-six degrees east (N 26° E) along the southeasterly line of said premises hereinabove described twenty (20) feet to a point; thence, in a generally northwesterly direction, and parallel with the second course hereinabove described, to the point of beginning. Meaning and intending to reserve a twenty (20) foot strip for purposes of said right-of-way, said twenty (20) foot strip lying four hundred eighty (480) feet from the shore.

Being the same premises described in the deed from Margaret H. Bollinger, formerly Margaret H. Staples, to Paul B. Staples, dated June 12, 1980, and recorded in Book 1381, Page 49 of the Hancock County Registry of Deeds.

Parcel Two:

A certain lot or parcel of land and right of way situated in Brooklin, County of Hancock and State of Maine being all and the same premises conveyed to Kendall Hodgdon and Margaret N. Hodgdon, husband and wife, by deed of Ralph H. Champlin and Marjorie N. Champlin, husband and wife, dated October 25, 1974, recorded in the Hancock County, Maine, Registry of Deeds in Book 1202, Page 421, wherein said premises and right of way are described as follows, to wit:

"Beginning at a stake and stone at the southwesterly corner of the premises herein conveyed near the shore of Herrick Bay and at the southerly corner of land to be conveyed by the grantor herein, to Stanley W. Allen and Alice B. Allen, of even date herewith, to be recorded; thence in a north twenty-six degrees east (N 26° E) direction, but always following the southeasterly bound of the said Allen lot, to Flye Point road; thence in a generally southeasterly direction four and six tenths (4.6) rods, more or less, to land to be conveyed by deed of the grantor herein to Chester M. Staples and Margaret H. Staples, of even date herewith, to be recorded.; thence in a south twenty-six degrees west (S 26° W) direction, following the northwesterly bound of the said Staples lot, to a stake and stone near the shore of said Herrick Bay; thence continuing in a south twenty-six degrees west (S 26° W) direction to the low water mark of said Bay; thence in a generally northwesterly direction following the low water mark to a point which lies south twenty-six degrees west (S 26° W) from the point begun at; thence north twenty-six degrees east (N 26° E) to the point begun at.

"Reserving to the grantor herein, his heirs and assigns, a right of way, for all purposes of a way, to be used in common with said grantor, his heirs and assigns, and others of record entitled thereto, said right of way being twenty (20) feet in width and bounded and described as follows, to wit:

"Beginning at a point at the northwesterly line of the premises hereinabove described as conveyed, said point lying north twenty-six degrees east (N 26° E) five hundred (500) feet from the point of beginning; thence south twenty-six degrees west (S 26° W) along the northwesterly line of said premises hereinabove described as conveyed, twenty (20) feet to a point; thence in a generally southeasterly direction and parallel with the shore of Herrick Bay, so called, four and six tenths (4.6) rods, more or less, to the southeasterly line of the premises hereinabove described as conveyed; thence north twenty-six degrees east (N 26° E) along the southeasterly line of said premises hereinabove described as conveyed twenty (20) feet to a point; thence in a generally northwesterly direction and parallel with the second course hereinabove described to the point of beginning. It being the intention of the grantor herein to reserve a twenty (20) foot strip for purposes of said right of way, said twenty (20) foot strip lying four hundred eighty (480) feet from the shore."

Being the same premises described in the deed from Kendall Hodgdon and Margaret N. Hodgdon to Paul B. Staples, dated September 14, 1998, and recorded in Book 2768, Page 350 of the Hancock

County Registry of Deeds.

Parcel Three:

A certain lot or parcel of land situated in Brooklin, Hancock County, Maine, together with a right of way, and subject to a certain reservation, said parcel, right of way and reservation having been conveyed to Kendall Hodgdon and Margaret N. Hodgdon, husband and wife, by deed of Nora Straub and Donna Natale, dated July 23, 1982, recorded in the Hancock County, Maine Registry of Deeds in Book 1441, Page 44, wherein said parcel, right of way and restriction are described as follows, to wit:

"Beginning at a stake and stone at the southwesterly corner of the premises herein conveyed near the shore of Herrick Bay and at the southerly corner of land to be conveyed by the grantor herein to Chester M. Staples and Margaret H. Staples, of even date herewith, to be recorded; thence in a north twenty-six degrees east (N 26° E) direction, but always following the southeasterly bound of the said Staples lot, to Flye Point road; thence in a generally southeasterly direction four and six tenths (4.6) rods, more or less, to land to be conveyed by deed of the grantor herein to Kenneth A. and Shirley M. Staples, of even date herewith, to be recorded; thence in a south twenty-six degrees west (S 26° W) direction, following the northwesterly bound of the said Staples lot, to a stake and stone near the shore of said Herrick Bay; thence timing in a south twenty-six degrees west (S 26° W) direction to the low water mark of said Bay; thence in a generally northwesterly direction following the low water mark to a point which lies south twenty-six degrees west (S 26° W) from the point begun at; thence north twenty-six degrees east (N 26° E) to the point begun at.

"Reserving to the grantor herein, his heirs and assigns, a right of way, for all purposes of a way, to be used in common with said grantor, his heirs and assigns, and others of record entitled thereto, said right of way being twenty (20) feet in width and bounded and described as follows, to wit:

"Beginning at a point on the northwesterly line of the premises hereinabove described as conveyed, said point lying north twenty-six degrees east (N 26° E) five hundred (500) feet from the point of beginning; thence south twenty-six degrees west (S 26° W) along the northwesterly line of said premises hereinabove described as conveyed, twenty (20) feet to a point; thence in a generally southeasterly direction and parallel with the shore of Herrick Bay, so called, four and six tenths (4.6) rods, more or less, to the southeasterly line of the premises hereinabove described as conveyed; thence north twenty-six degrees east (N 26° E) along the southeasterly line of said premises hereinabove described as conveyed twenty (20) feet to a point; thence in a generally northwesterly direction and parallel with the second course hereinabove described to the point of beginning. It being the intention of the grantor herein to reserve a twenty (20) foot strip for purposes of said right of way, said twenty (20) foot strip lying four hundred eighty (480) feet from the shore.

Being the same premises described in the deed from Kendall Hodgdon and Margaret N. Hodgdon to Paul B. Staples, dated September 14, 1998, and recorded in Book 2768, Page 353 of the Hancock County Registry of Deeds.

Parcel Four:

A certain lot or parcel of land situated in Brooklin, Hancock County, Maine, together with a right of way and subject to a certain reservation, said parcel, right of way and reservation having been conveyed to Kendall Hodgdon and Margaret N. Hodgdon, husband and wife, by deed of Nora Straub and Donna Natale, dated July 23, 1982, recorded in the Hancock County, Maine, Registry of Deeds in Book 1441, Page 41, wherein said parcel, right of way and restriction are described as follows, to wit:

"Beginning at a stake and stone at the southwesterly corner of the premises herein conveyed near the shore of Herrick Bay and at the southerly corner of land to be conveyed by the grantor herein, to Arnold L. Staples and Frances M. Staples, of even date herewith, to be recorded; thence in a north twenty-six degrees east (N 26° E) direction, but always following the southeasterly bound of the said Staples lot, to Flye Point road; thence in a generally southeasterly direction four and six tenths (4.6) rods, more or less, to a point; thence in a south twenty-six degrees west (S 26° W) direction five hundred (500) feet, more or less, to a stake and stone near the shore of said Herrick Bay; thence continuing in a south twenty-six degrees west (S 26° W) direction to the low water mark of said Bay; thence in a generally northwesterly direction following the low water mark to a point which lies south twenty-six degrees west (S 26° W) from the point begun at; thence north twenty-six degrees east (N 26° E) to the point begun at.

"Reserving to the grantor herein, his heirs and assigns, a right of way, for all purposes of a way, to be used in common with said grantor, his heirs and assigns, and others of record entitled thereto, said right of way being twenty (20) feet in width and bounded and described as follows, to wit:

"Beginning at a point on the northwesterly line of the premises hereinabove described as conveyed, said point lying north twenty-six degrees east (N 26° E) five hundred (500) feet from the point of beginning; thence south twenty-six degrees west (S 26° W) along the northwesterly line of said premises hereinabove described as conveyed, twenty (20) feet to a point; thence in a generally southeasterly direction and parallel with the shore of Herrick Bay, so called, four and six tenths (4.6) rods, more or less, to the southeasterly line of the premises hereinabove described as conveyed; thence north twenty-six degrees east (N 26° E) along the southeasterly line of said premises hereinabove described as conveyed twenty (20) feet to a point; thence in a generally northwesterly direction and parallel with the second course hereinabove described to the point of beginning. It being the intention of the grantor herein to reserve a twenty (20) foot strip for purposes of said right of way, said twenty (20) foot strip lying four hundred eighty (480) feet from the shore."

Being the same premises described in the deed from Kendall Hodgdon and Margaret N. Hodgdon to Paul B. Staples, dated September 14, 1998, and recorded in Book 2768, Page 356 of the Hancock County Registry of Deeds.

And excepting from this conveyance and the parcel hereby conveyed and not hereby conveying that parcel of land or a portion thereof described in a deed from Nora Straub and Donna Natale to Daniel Parent and Martha Parent, dated July 6, 1982 and recorded in Book 1441, Page 38 of the Hancock County Registry of Deeds.

Excepting the premises described in a deed from Paul B. Staples to Stanley W. Wisnioski, Jr. and Judith B. Wisnioski, dated October 15, 2010 and recorded in the Hancock County Registry of Deeds in Book 5502 and Page 275.

Reference may be had to Termination of Easement between Paul B. Staples, Michael E. Sherman, et al., recorded April 12, 2021 in Book 7111, Page 568 of the Hancock County Registry of Deeds.

Witness my hand and seal this 1 day of Sept., 2021.

[Signature]

Paul Staples
Paul B. Staples

STATE OF Maine

COUNTY OF Penobscot

9/1, 2021

Personally appeared before me the above named Paul B. Staples and acknowledged the foregoing instrument to be his free act and deed.

Before me,

[Signature]
Notary Public

(Print Name and Affix Seal)

