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JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX PAID
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WARRANTY DEED
DLN NO.: 3052395

Emily L. Dickens, with a mailing address of 663 Eastbrook Road, Eastbrook, Maine 04634, FOR CONSIDERATION PAID, grant to **Stacey Lee Clement and Daniel Clement**, both with a mailing address of 663 Eastbrook Road, Eastbrook, Maine 04634 with WARRANTY COVENANTS, as Joint Tenants, the following described real property located in the Town of Eastbrook, County of Hancock, State of Maine, being bounded and described as follows, to wit:

Certain lots or parcels of land, together with any improvements thereon, situated in Eastbrook, County of Hancock, State of Maine, being more particularly bounded and described as follows:

PARCEL ONE:

A certain lot or parcel of land situated in Eastbrook, County of Hancock, State of Maine, and bounded and described as follows:

Beginning on the agreed line recorded in the Hancock County Registry of Deeds Book 527, Page 352 (a 1916 Indenture between John L. DeMeyer and Elwin L. Wilbur) at a point 1/2 chain east of the center line of Route 200; thence running South 80° East, along said agreed line, for 8 chains and 18.94 links to a corner; thence running North 0° 50' East for 3 chains and 3.03 links to a corner; thence North 79° 35' West for 7 chains and 75.76 links to a corner located 1/2 chain east of the center line of Route 200 aforesaid; thence running South 8° 50' West for 3 chains and 3.03 links to the point of beginning.

Containing 2 acres and 1 rod and 24 perches.

The above description is taken from a survey by Robert M. French, R.L.S. May 9, 1974.

PARCEL TWO:

A certain lot or parcel of land, situated in Eastbrook, Hancock County, State of Maine, bounded and described as follows, to wit:

Beginning at a point, said point being in the center of a stone wall, said point also being

the Northeast corner of property described in deed from Reginald E. Dickens to Timothy A. Dickens and Louise A. Dickens, dated May 16, 1974 and recorded in the Hancock County Registry of Deeds, Book #1202, Page 956;

thence North 79° 35' West, a distance of five hundred twelve (512) feet to a point which is thirty-three (33) feet from the centerline of the traveled way of Route #200, leading from Franklin to Eastbrook;

thence North 10° 25' East, a distance of fifty (50) feet, to a point;

thence South 79° 35' East, a distance of four hundred eighty-five (485) feet, but always remaining parallel to the North line of grantee, to a point located at the center of aforementioned stone wall;

thence South 17° 57' East, a distance of fifty-seven (57) feet, more or less, following aforementioned wall, to the point of the beginning.

Containing fifty-seven hundredths (0.57) acre, more or less.

Being the same premises as described in a deed from Louise M. Dickins to Emily L. Dickens, dated September 1, 2021 and recorded in Hancock County Registry of Deeds in Book 7152, Page 431.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Witness my hand and seal this 29th day of August, 2025

Witness

Emily L. Dickens

State of Maine

County of Hancock, ss

August 29, 2025

Personally appeared the above named Emily L. Dickens and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Notary Public

Print Name

