

WARRANTY DEED
DLN: 1002240193411

MAINE REAL ESTATE TAX-Paid

KATHLEEN E. YOUNG AND BRIAN T. YOUNG of Weatherford, Texas, for consideration paid, grant to **LARRY A. GAUTHIER AND CHRISTY S. GAUTHIER** whose mailing address is 1396 Laudermilch Road, Palmyra, PA 17078, as joint tenants, with Warranty Covenants, a certain lot or parcel of land together with any buildings thereon, situated on the Ray's Point Road, Milbridge, Washington County, Maine, bounded and described as follows, to wit:

Beginning at a point marked by a 5/8" rebar set with surveyor's cap located at or near the northeasterly sideline of the Ray's Point Road at the northwesterly corner of land formerly of Nadine Kerlin, now or formerly of Francis Brophy; and

thence running by and along the assumed northeasterly sideline of the Ray's Point Road bearing North 41° 57' 14" West a distance of 288.11 feet to a point marked by a 1 1/2" pipe (found) which is located a distance of 1.15 feet from a 5/8" rebar set;

thence from said 1 1/2" pipe found on the line of land now or formerly of Vivian R. Goodwin bearing North 57° 52' 33" East a distance of 95.14 feet to a 1 1/2" pipe (found) at or near the shore of Flat Bay;

thence continuing on said bearing of North 57° 52' 33" East a distance of 8 feet, more or less, to mean high water mark of Flat Bay;

thence running generally southeasterly by and along the meanderings of mean high water mark of Flat Bay to a point which bears North 64° 56' 56" East a distance of 10 feet, more or less, from a 5/8" rebar set with surveyor's cap near said high water mark on the line of land formerly of Kerlin, now or formerly of Brophy;

thence bearing South 64° 56' 56" West a distance of 10 feet, more or less, to said last mentioned 5/8" rebar with surveyor's cap set, which 5/8" rebar bears South 43° 03' 03" East a distance of 302.31 feet from the last mentioned 1 1/2" pipe (found) near high water mark of Flat Bay;

thence continuing by and along the line of land of said Brophy bearing South 64° 56' 56" West a distance of 105.21 feet to the 5/8" rebar set with surveyor's cap marking the point or place of beginning.

Also conveying all the right, title and interest of the Grantor's in the area formed by an extension of the northwesterly and southeasterly lines of the within granted premises to low water mark of Flat Bay, subject to the rights of the public in accordance with the laws of the State of Maine.

Meaning and also conveying all the right, title and interest of the Grantor's in and to the area formed by an extension of said lines to the center line of the Ray's Point Road, subject to the rights of the public therein and thereon.

Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

Being the same premises described in the deed from John Francis Murphy, II to Kathleen E. Young and Brian T. Young, dated November 30, 2021, and recorded in Book 4861, Page 21 of the Washington County Registry of Deeds.

WITNESS our hands and seals this 11 day of May, 2022.

Witness

[Signature]
Kathleen E. Young

Witness

[Signature]
Brian T. Young

STATE OF Texas
COUNTY OF Tarrant

May 11, 2022

Then personally appeared the above-named Kathleen E. Young and Brian T. Young and acknowledged the foregoing instrument to be their free act and deed.

Before me,

[Signature]

Notary Public

Rebecca Ruth Hartmann
Print Name

