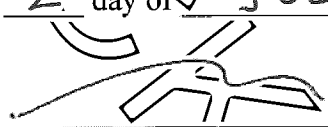


DLN:1002140151669

TRUSTEE'S DEED

SALLY K. MITCHELL, in her capacity as Trustee of the **SALLY K. MITCHELL LIVING TRUST**, dated May 9, 2007, and any amendments thereto, whose mailing address is 555 Falls Bridge Road, Blue Hill, Maine 04614, by the powers granted by law and pursuant to said Trust and every other power, grants to **PETER COLEMAN BENSON** and **KATHERINE ELIZABETH ELKIND**, both having a mailing address of P.O. Box 983, Blue Hill, Maine 04614, as JOINT TENANTS, a certain lot or parcel of land, together with any buildings thereon, situated in the Town of Blue Hill, Hancock County, Maine, described and attached hereto as Exhibit A and incorporated herein by reference.

Witness my hand and seal this 2nd day of JULY, 2021.



Sally K. Mitchell, Trustee,
Sally K. Mitchell Living Trust, dated May 9, 2007

STATE OF ME
COUNTY OF HANCOCK


JULY 2, 2021

Personally appeared the before me above-named Sally K. Mitchell, in her capacity as Trustee of the Sally K. Mitchell Living Trust, dated May 9, 2007, and acknowledged the foregoing instrument to be her free act and deed.

Notary Public

SETH W BROWN
Type or print name of official
Commission expires:

SETH W. BROWN
Notary Public, State of Maine
My Commission Expires Mar. 18, 2027

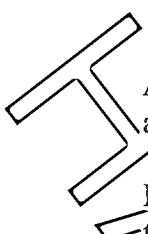
EXHIBIT A TO TRUSTEE'S DEED
SALLY K. MITCHELL LIVING TRUST, DATED MAY 9, 2007
TO
PETER COLEMAN BENSON AND KATHERINE ELIZABETH ELKIND
PROPERTY DESCRIPTION

A certain lot or parcel of land, together with the buildings and improvements thereon, situated in Blue Hill, County of Hancock, State of Maine, and being more particularly bounded and described in a deed from SALLY K. MITCHELL, Trustee of the SALLY K. MITCHELL LIVING TRUST, dated May 9, 2011 to SALLY K. MITCHELL, Trustee of the SALLY K. MITCHELL LIVING TRUST, dated May 9, 2007, dated January 31, 2020, and recorded in Hancock County Registry of Deeds in Book 7006, Page 478 as follows, to wit:

"First Lot: Beginning on the northwest side of the highway leading from Blue Hill Falls to Brooklin at a cedar post at corner of land formerly of Oscar B. Bowden; thence by said highway South 50° West four rods and seventeen links to stake and stones at the south corner of the house lot formerly of Rosie E. Henderson; thence South 48 ½ ° West four rods and one link to stake and stones; thence North 50° East two rods and nineteen links to stake and stones; thence North 48 ½° West thirty-three rods to stake and stones at cedar fence; thence North 45° East twelve rods to a spruce tree spotted for a corner bound at land formerly of Allen Henderson; thence by land formerly of said Henderson South 62° East seventeen rods and fourteen links to land formerly of Oscar B. Bowden at the old line fence; thence by land formerly of said Bowden South 50° West fourteen rods and fifteen links to a cedar post at corner of fence; thence South 47° East by land formerly of said Bowden twenty-one rods and fifteen links to first mentioned bound, containing one acre and forty-four square rods, more or less, together with all buildings thereon.

Also another lot or parcel of land situated in Blue Hill aforesaid, and bounded and described as follows, to wit:

Beginning at a stake and stones at land formerly of Oscar B. Bowden; thence by land formerly of Rosie E. Henderson North 50 ¼ ° West fourteen rods to stake and stones; thence by land formerly of said Henderson North 50° East one rod and nineteen links to a cedar post at land formerly of said Bowden; thence by land formerly of said Bowden South 47° East thirteen rods and fifteen links to the first mentioned bound, containing eleven square rods, more or less.

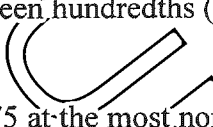


Also another lot or parcel of land situated in Blue Hill aforesaid, and bounded and described as follows, to wit:

Beginning at stake and stones at the western corner of the Rosie E. Henderson homestead lot; thence by land formerly of Ruby L. Young North $48\frac{1}{2}^{\circ}$ West one rod to stake and stones; thence by land formerly of said Young North 50° East two rods and nineteen links to a stake and stones at land formerly of Rosie E. Henderson; thence by land formerly of said Henderson South $48\frac{1}{4}^{\circ}$ East one rod to stake and stones at the northern corner of said Henderson homestead lot; thence by Henderson land South 50° West two rods and nineteen links to the first mentioned bound, containing two and three-fourths square rods, more or less.

Second Lot: Beginning at a bolt on the northwesterly sideline of Route #175 at the southerly corner of premises conveyed to James G. Berg, et ux. By deed of Harold A. Butler, et al., dated August 13, 1971 and recorded in the Hancock County Registry of Deeds in Book 1123, Page 710; thence South fifty-one degrees thirty minutes West (S. $51^{\circ} 30'$ W.) by and along the northwesterly sideline of said Route #175, ninety-four and seventy-five hundredths (94.75) feet to the easterly corner of premises conveyed to the Grantors herein by deed of Persis Putnam dated August 13, 1965 and recorded in said Registry of Deeds in Book 991, Page 207; thence in a generally northwesterly direction along the northeasterly line of said premises conveyed to the Grantors herein by deed of Persis Putnam, to the most northerly corner of said premises conveyed to the Grantors herein by deed of Persis Putnam; thence continuing the same course, in a generally northwesterly direction, to the northwesterly line of premises excepted and reserved by Grantors herein in their conveyance to William E. Humphrey by deed dated August 13, 1965 and recorded in said Registry of Deeds in Book 991, Page 202; thence North forty-two degrees twenty-eight minutes East (N. $42^{\circ} 28'$ E.) along the northwesterly line of said premises excepted and reserved by the Grantors herein under their conveyance to William E. Humphrey, to a bolt in a cedar rail fence at the westerly corner of said premises conveyed to James G. Berg, et ux. By deed of Harold A. Butler, et al. dated August 13, 1971 and recorded in said Registry of Deeds in Book 1123, Page 710; thence South forty-six degrees forty-five minutes East (S. $46^{\circ} 45'$ E.) along the line of land of said Berg, five hundred twenty-nine and five tenths (529.5) feet to a bolt; thence South fifty-one degrees thirty minutes West (S. $51^{\circ} 30'$ W.) along the line of land of said Berg, forty-five and fifty-four hundredths (45.54) feet to a bolt; thence South forty-eight degrees fifteen minutes East (S. $48^{\circ} 15'$ E.) along the line of said Berg, eighty-three and sixteen hundredths (83.16) feet to the point of beginning.

Third Lot: Beginning on the southeasterly side of Route No. 175 at the most northerly corner of premises conveyed to Wayne A. Astbury, et ux. by deed of Fred R. Astbury, et ux. dated June 14, 1977, and recorded in the Hancock County, Maine, Registry of Deeds in Book 1290, Page 162; thence South forty degrees twenty minutes East (S. $40^{\circ} 20'$ E.) two hundred three and fifty hundredths (203.50) feet to an iron pipe in the bank of the shore of Blue Hill Bay; thence continuing the same course, South forty degrees twenty minutes East (S. $40^{\circ} 20'$ E.) fifteen and fifty hundredths (15.50) feet to a marked stone at high water mark of Blue Hill Bay; thence continuing the same course, South forty degrees twenty minutes East (S. $40^{\circ} 20'$ E.) to




low water mark of Blue Hill Bay; thence in a generally northeasterly direction along low water mark of Blue Hill Bay, fifty (50) feet, more or less, to a point lying South forty degrees twenty minutes East (S. 40° 20' E.) from an iron pipe driven in the bank of the shore of Blue Hill Bay; thence North forty degrees twenty minutes West (N. 40° 20' W.) to said iron pipe driven in the bank of the shore of Blue Hill Bay; thence continuing on the same course, North forty degrees twenty minutes West (N. 40° 20' W.) but always parallel with and (50) feet in distance from the first course hereinabove described, to an iron pipe driven in the ground on the southeasterly side of said Route No. 175; thence in a generally southwesterly direction, but always following the southeasterly sideline of said Route No. 175, to the point of beginning.

Together with all of the Grantor's right, title and interest in and to that portion of Route No. 175, as lies between the southwesterly and northeasterly sidelines of the premises hereinabove described and conveyed, as extended to the centerline of said Route No. 175.