



OR BK 6663 PGS 50 - 53 11/02/2016 11:13:53 AM
INSTR # 2016017006 JULIE A. CURTIS
HANCOCK COUNTY, ME REGISTER OF DEEDS

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WARRANTY DEED

LINDA ANTONIADIS, whose mailing address is 161 Birch Harbor Road, Winter Harbor, Maine 04693, for consideration paid, grants to **AUTUMN PHILLIPS AND PAUL PHILLIPS**, whose mailing address is 769 Bangor Road, Ellsworth, Maine 04605, with Warranty Covenants, **AS JOINT TENANTS**, certain lots or parcel of land, together with any buildings thereon, situated in **WINTER HARBOR**, County of Hancock, State of Maine, bounded and described as set forth in Exhibit A attached hereto and made a part hereof.

Meaning and intending to convey the same premises as conveyed by deed from Clyde E. Bonesteel, Jr. and Susan I. Bonesteel to John Antoniadis and Linda Antoniadis, dated May 21, 2002, and recorded in the Hancock County Registry of Deeds in Book 3332, Page 32. John Antoniadis died on September 21, 2012. Linda Antoniadis is the sole surviving joint tenant.

WITNESS my hand and seal this 3 day of Oct, 2016.

Signed, sealed and delivered in the presence of:

Linda Antoniadis
LINDA ANTONIADIS

Witness

STATE OF MAINE
COUNTY OF HANCOCK

Dated: October 31, 2016

Personally appeared the above-named LINDA ANTONIADIS, and acknowledged the foregoing instrument to be her free act and deed.

Before me, [Signature]
Notary Public
Print Name: _____
My Commission Expires: _____

CHRISTINE T. INSTASI-SPRINGER
NOTARY PUBLIC, State of Maine
MY COMMISSION EXPIRES
JULY 25, 2017

MAINE REAL ESTATE
TRANSFER TAX PAID

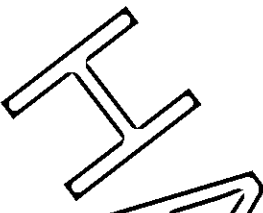


EXHIBIT A

A certain lot or parcel of land, with any buildings thereon, being all and the same premises described as conveyed in deed from Langdon S. Myrick to Clyde E. Bonesteel, Jr. and Susan Bonesteel dated October 5, 1987, and recorded in Book 1661, Page 431 in the Hancock County Registry of Deeds wherein said premises are bounded and described as follows, to wit:

"a certain lot or parcel of land situated in the Town of Winter Harbor, County of Hancock, State of Maine, bounded and described as follows, to wit:

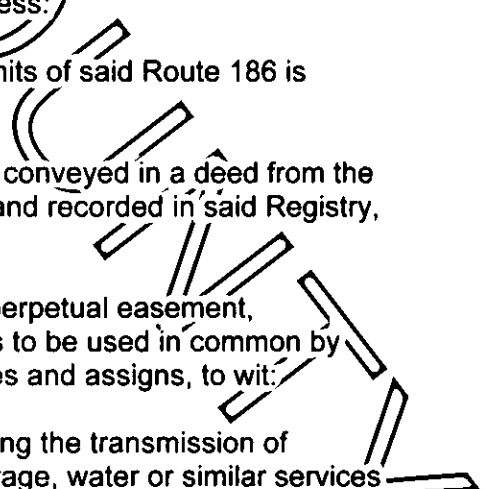
Beginning at a bolt on the southerly side of Route 186 leading from Winter Harbor to Birch Harbor on the easterly line of Lot 99 of the allotment of the Bingham lands and the westerly line of land, now or formerly, of Young Orchard Company; thence South 6 Degrees 07 Minutes West by and along said easterly line of Lot 99 and westerly line of land of said Young Orchard Company and the westerly line of land, now or formerly, of Elizabeth Reading seven hundred fifty-nine and no tenths (759.0) feet to a bolt found set in ledge at a corner of the Town of Winter Harbor and Gouldsboro; thence North 83 Degrees 48 Minutes West by and along the southerly line of said Lot 99 and the northerly line of said Young Orchard Company, five hundred sixty-six feet and seventy hundredths (566.70) feet to a bolt set in the ground on the easterly line of a purported taking by the Winter Harbor Water Company, dated January 20, 1956, and recorded in the Hancock County Registry of Deeds, Book 780, Page 359; thence North 9 degrees 17 minutes East by and along said easterly line of the purported taking, nine hundred thirty-six and forty-three hundredths (933.43) feet to a bolt set in the ground on the southerly side of said Route 186, said bolt being South 49 degrees 28 minutes East, three hundred eighty-six and no tenths (386.0) feet from a USGS Brass Cap set in ledge and stamped Y-69, said bolt also being North 65 degrees 14 Minutes West, five hundred forty-three and sixty-eight hundredths (543.68) feet from the first above mentioned bolt at the point of beginning; thence continuing the same course (North 9 Degrees 17 Minutes East) thirty-four (34) feet, more or less, to the center-line of the traveled way of said Route 186; thence generally south-easterly by and along said centerline of a point which bears North 6 Degrees 07 Minutes East from the point of beginning; thence South 6 Degrees 07 Minutes West, thirty (30) feet, more or less, to the point of beginning and containing 11.0 acres, more or less.

That portion of the above described contained within the limits of said Route 186 is subject to the rights of the public.

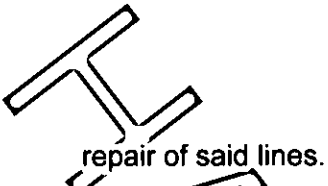
The above described premises is a portion of the premises conveyed in a deed from the Heirs of Corydan Handy to Langdon Myrick, dated May 15, 1954, and recorded in said Registry, Book 763, Page 127."

The herein conveyed premises are conveyed subject to a perpetual easement, appurtenant to and for the benefit of the above described premises to be used in common by the Grantors and the Grantees, their heirs, personal representatives and assigns, to wit:

The right to connect with and use for utility services, including the transmission of electricity, gas, telephone communications, cable television, sewerage, water or similar services which are currently or may in the future become available, the pole on the land of the Grantors, and lines in, over or upon the ground to the land of the Grantee, and to enter upon the land of



the Grantors to install, reinstall, maintain and repair said lines, and Grantee shall restore the surface of the earth to substantially the same condition prior to the installation, maintain and/or



repair of said lines.

EXCEPTING AND RESERVING and not hereby conveying a certain lot or parcel of land, with any buildings thereon, being all and the same premises described as conveyed in deed from Clyde E. Bonesteel, Jr. and Susan I. Bonesteel to Jennifer S. Gray dated October 25, 1994 and recorded in Book 2332, at Page 131 in the Hancock County, Maine, Registry of Deeds, wherein said premises are bounded and described as follows, to wit:

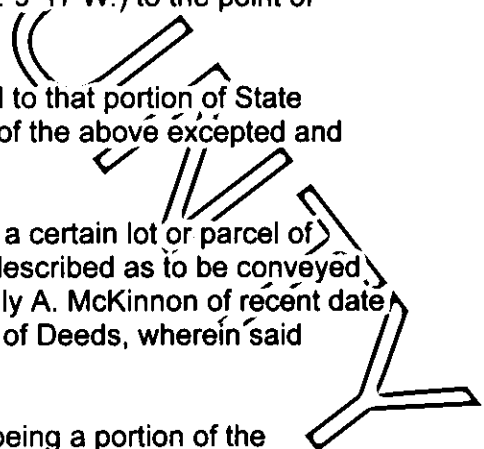
"A certain lot or parcel of land situated on the southerly side of State Route 186, so-called, in the Municipality of Winter Harbor, County of Hancock, State of Maine, said lot being excepted and reserved in Mortgage Deed from Clyde E. Bonesteel, Jr. and Susan I. Bonesteel to Navy Federal Credit Union dated December 29, 1992 and recorded at Book 2047, Page 57 in the Hancock County, Maine, Registry of Deeds, wherein said premises are bounded and described as follows, to wit:

'Beginning at an iron bolt in the westerly sideline of the premises described as conveyed in deed from Langdon S. Myrick to Clyde E. Bonesteel, Jr. and Susan I. Bonesteel dated October 5, 1987 and recorded at Book 1661, Page 431 in said Registry of Deeds, said bolt being South forty-nine degrees twenty-eight minutes East (S. 49°28'E.) three hundred eighty-six and zero tenths (386.00) feet, more or less, from a USGS brass cap set in ledge and five hundred forty-three and sixty-eight hundredths (543.68) feet, more or less from an iron bolt at point of beginning of the premises described in said deed from Myrick to Bonesteel; Thence South nine degrees seventeen minutes West (S. 9°17'W.) by and along the easterly line of a purported taking by the Winter Harbor Water Company dated January 20, 1956 and recorded in said Registry of Deeds at Book 780, Page 359 in said Registry of Deeds three hundred ninety (390) feet, more or less, to an iron pipe set or to be set in the ground; thence South eighty-three degrees forty-eight minutes East (S. 83°48'E.) one hundred thirty-eight (138) feet, more or less, to an iron pipe set or to be set in the ground; thence 9° North nine degrees seventeen minutes East (N. 9°17'E.) three hundred fifty (350) feet, more or less, to an iron pipe set or to be set in the grounds; thence continuing the same course North nine degrees seventeen minutes East (N. 9°17'E.) to the southerly sideline of State Route 186, so-called; thence in a generally westerly direction, but always following the southerly sideline of State Route 186, so-called, to a point North nine degrees seventeen minutes East (N. 9°17'E.) from the iron bolt at the point of beginning; thence South nine degrees seventeen minutes West (S. 9°17'W.) to the point of beginning.

Together with all the Grantors right, title, and interest in and to that portion of State Route 186, so-called, between the easterly and westerly sidelines of the above excepted and reserved lot extended northerly to its centerline."

EXCEPTING AND RESERVING and not hereby conveying a certain lot or parcel of land, with any buildings thereon, being all and the same premises described as to be conveyed in deed from Clyde E. Bonesteel, Jr. and Susan I. Bonesteel to Sally A. McKinnon of recent date and to be recorded herewith the Hancock County, Maine, Registry of Deeds, wherein said premises are bounded and described as follows, to wit:

"A certain lot or parcel of land, with any buildings thereon, being a portion of the premises described as conveyed in deed from Langdon S. Myrick to Clyde E. Bonesteel, Jr. and



Susan I. Bonesteel date October 5, 1987 and recorded in Book 1661, Page 431 in the Hancock County, Maine, Registry of Deeds, said premises being bounded and described as follows, to wit:

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

Beginning at a bolt on the southerly side of State Route 186, so-called, leading from Winter Harbor to Birch Harbor on the easterly line of Lot 99 of the allotment of the Bingham lands and the westerly line of land now or formerly of Young Orchard Company; thence South six degrees seven minutes West (S.6°07'W.) by and along the easterly line of Lot 99 and westerly line of land of said Young Orchard Company and the westerly line of land now or formerly of Elizabeth Reading, three hundred seventy-five (375) feet, more or less, to a granite monument set in the ground; thence North eight-three degrees forty-eight minutes West (N. 83°48'W.) 175 feet to an iron pipe set or to be set in the ground; thence North six degrees seven minutes East (N. 06°07'E.) two hundred forth-five (245) feet to an iron pipe set or to be set in the ground; thence northwesterly thirty-six (36) feet, more or less, to an iron pipe set or to be set in the ground; thence North 06°07' East one hundred nine (109) feet to an iron pipe set or to be set in the ground on the southerly sideline of State Route 106, so-called; thence in a generally southeasterly direction, but always in and along the southerly sideline of said State Route 186, two hundred (200) feet, more or less, to the point of beginning.

Together with all the right, title and interest of the Grantors to that portion of State Route 186 extended in a northerly direction between the easterly and westerly sidelines thereof, subject however to the rights of the public in, over and upon the same.

Together with a perpetual easement, appurtenant to and for the benefit of the above described premises to be used in common by the Grantors and the Grantee, their heirs, personal representatives and assigns, to wit:

(())

The right to connect to and use utility services, including transmission of electricity, gas, telephone communications, cable television, sewerage, water or similar services which are currently or may in the future become available, from the pole on the land of the Grantors, in, over or upon the ground of the land of the Grantee, and to enter upon the land of the Grantors to install, reinstall, maintain and repair said lines for utility services, and to restore the surface of the earth to substantially it condition prior to the installation, maintain and repair of said lines."

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