

REVOCABLE TRANSFER ON DEATH DEED

This is a TRANSFER ON DEATH DEED pursuant to Title 18-C, Article 6, Part 4 of the Maine Revised Statutes. It is exempt from transfer tax pursuant to 36 M.R.S. § 4641-C(21) and, pursuant to 36 M.R.S. § 4641-D(7), it need not be accompanied by a declaration of value for recording.

IDENTIFYING INFORMATION

OWNER MAKING THIS DEED:

KRISTINA LEE SWANSON
1778 Bayside Road
Trenton, Maine 04605

LEGAL DESCRIPTION OF THE PROPERTY:

A certain lot or parcel of land, together with any buildings and improvements thereon, situated on the easterly side of the Bayside Road in Trenton, Hancock County, Maine, bounded and described as follows:

"Beginning at a bolt on the easterly side of said Bayside Road at the southwesterly corner of the 2nd lot described in a deed from Anna McCarthy to Roy E. and Mildred Evelyn Tourtelotte, dated August 17, 1954 and recorded in the Hancock County Registry of Deeds, Book 762, Page 557; thence South 77° 19' East by and along the southerly line of land of said Roy and Mildred Tourtelotte, two hundred ninety-six and seventy seven hundredths (296.77) feet to a bolt; thence South 32° 25' East by and along the southwesterly line of land of said Roy and Mildred Tourtelotte, seven hundred sixty and six hundredths (760.06) feet; thence North 67° 58' West by and along remaining land of said Lawrence R. White, eight hundred forty and sixty-two hundredths (840.62) feet to a bolt on the easterly side of said Bayside Road, said bolt being South 11° 52' West, four hundred and no tenths (400.0) feet from the bolt at the point of beginning; thence continuing the same course (North 67° 58' West) twenty-two and thirty-five hundredths (22.35) feet, more or less to the center line of the travelled way of said Bayside Road; thence North 11° 52' East by and long said center line, three hundred ninety-six and thirty-seven hundredths (396.37) feet; thence South 77° 19' East, twenty-two (22) feet, more or less, to the point of beginning and containing 5.83 acres.

Excepting and reserving to the public the rights of the public in and to that portion of the above described premises contained within the limits of said Bayside Road."

The herein described premises are conveyed subject to the following restrictions which shall run with the land:

1. No mobile home shall be erected or situated upon said premises;

2. Said premises shall be used for residential purposes only and not for any commercial or industrial uses.

For source of title, reference may be had to the deed from David S. Mackintosh and Linda L. Perkins to Kristina L. Swanson, dated July 30, 2015 and recorded in the Hancock County Registry of Deeds in Book 6433, Page 190.

BENEFICIARY

I hereby designate the following beneficiaries, as tenants in common, if said beneficiaries survive me:

TAYLOR SCOTT HORNER (NAKANO)
855 Tox Drive
Missoula, MT 59804

MICAH JOHN HORNER
855 Tox Drive
Missoula, MT 59804

[Signatures are on the following page.]

HANCOCK

TRANSFER ON DEATH

At my death, I transfer my interest in the above-described property to the beneficiaries as designated above. Before my death, I have the right to revoke this deed.

SIGNATURE OF OWNER MAKING THIS DEED

IN WITNESS WHEREOF, Kristina Lee Swanson has hereunto set her hand and seal this 25 day of September, 2024.

Kristina Lee Swanson
Kristina Lee Swanson

ACKNOWLEDGEMENT

STATE OF MAINE

Hancock County

September 25, 2024

Personally appeared the above named Kristina Lee Swanson and acknowledged before me the foregoing instrument to be her free act and deed.

[Signature]
Notary Public

Shelly R. Turner
Print or Type Name as Signed

SHELLY R. TURNER
Notary Public, State of Maine
My Commission Expires 5/8/2026

MAINE

③
Ret: Kristina Swanson
1778 Bayside Road
Trenton, ME 04605