

Warranty Deed

Know All Men By These Presents

That, I, Jeffrey E. Ewing of South Portland, County of Cumberland and State of Maine
in consideration of one dollar and other valuable consideration paid by ^{JCE} Maureen Giuffre and James
Dorsch, whose mailing address is 26361 High Bank Drive, Salisbury, Maryland 21801

the receipt whereof do hereby acknowledge, do hereby **give, grant, bargain, sell and**
convey ^{JCE} Maureen unto the said Giuffre and James Dorsch, as joint tenants, to them and their heirs and
assigns forever,

A certain lot or parcel of land with the buildings thereon situated in Swans Island, Hancock County,
State of Maine, and bounded and described as follows:

Beginning at an iron pin on the southerly side of Red Point Road marking the northwesterly corner of
the lot of land described on deed from William H. Banks to John O'Donnell and Mary E. O'Donnell
dated December 27, 1983, and recorded with Hancock County, Maine Registry of Deeds in Book 1485,
Page 352: thence South 12° East following the westerly sideline of said O'Donnell lot 472 feet, more or
less, to an iron pin marking the southwest corner of said O'Donnell lot and continuing on the same
course 40 feet, more or less, to high water line of the Atlantic Ocean: thence westerly following high
water line of the Atlantic Ocean 200 feet, more or less, to a point which bears South 12° East and is 40
feet, more or less, from an iron pin set to mark the southwesterly corner of the lot hereby conveyed:
thence North 12° West 40 feet, more or less, to said iron pin and continuing on the same course 472
feet, more or less, to an iron pin on the southerly side of Red Point Road set to mark the northwesterly
corner of the lot hereby conveyed: thence North 70° East along the southerly side of Red Point Road
200 feet, more or less, to the iron pin at the point of the beginning. Containing 2.35 acres, more or less.
Reference may be had to survey plan entitled "Banks to Ewing - Swans Island, Maine" dated November
1985 by Stephen E. Downey, R.L.S., to be recorded.

MAINE REAL ESTATE
TRANSFER TAX PAID

Said lot is conveyed together with all of the Grantor's right, title and interest in and to the shore and flats of the Atlantic Ocean adjacent thereto extended to low water mark.

Together with a right of way for all purposes of a way, including ingress and egress and the right to install, repair and maintain utilities, in common with others who now have or who may in the future acquire similar rights therein, over "Red Point Road", so called, from the above described premises northerly to the town road, so called.

This conveyance is made subject to the following restrictions, not conditions subsequent, to wit:

1. Only one detached, single-family dwelling and private garage appertaining thereto shall be erected on said premises. No use shall be made of said premises, except such as is incidental to the occupation thereof for residence purposes by one private family residing in a detached, single-family dwelling.
 2. Said premises shall not be subdivided.
 3. Any detached, single-family dwelling erected in said premises shall cost no less than Ten Thousand Dollars (\$10,000.00).
 4. No structure of a temporary character, and no trailer or mobile home, shall be placed or used on said premises.
 5. All plumbing and sanitation facilities shall comply with the State of Maine Plumbing Code, so called.
 6. Any water supply system to be used on the premises shall provide satisfactory quantity and quality of water necessary for the intended use of the lot in accordance with the requirement of the Division of Sanitary Engineering of the Maine Department of Health and Welfare. All sanitary waste disposal facilities constructed on the lot shall be by a means of sewage disposal approved by the Environmental Improvement Commission, and in accordance with the State of Maine Plumbing Code.
 7. Any buildings hereafter constructed on the lot shall meet the Set-Back of Buildings requirements of the Subdivision Ordinance of the Town of Swans Island.
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To Have and to Hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Marilyn Giuffre and James Dorsch, their heirs and assigns, to them and their use and behoof forever.

And I, Jeffrey E. Ewing do covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that they and heirs shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said, Jeffrey E. Ewing have hereunto set my hand and seal this 10th day of the month of December, A.D. 2001.

Signed, Sealed and Delivered

in the Presence of

Pamela J. Gerrish
(witness)

Jeffrey E. Ewing
Jeffrey E. Ewing

STATE OF MAINE
HANCOCK COUNTY, ss.

December 10, 2001

Then personally appeared the above named Jeffrey E. Ewing and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Pamela J. Gerrish **SEAL**
NOTARY PUBLIC/ATTORNEY AT LAW

PAMELA J. GERRISH
NOTARY PUBLIC - MAINE
MY COMMISSION EXPIRES 03/08/2006

HANCOCK COUNTY

Ret: HMT Co

The purpose of this corrective deed is to correct the Grantee's name

WARRANTY DEED

Bk 3161 Pg 279 #17301
10-01-2001 @ 02:38p

KNOW ALL MEN BY THESE PRESENTS, THAT **ELIZABETH M. ALLEN** of Harvard, Massachusetts, with a mailing address of P.O. Box 347, Harvard, Massachusetts 01451, for consideration paid, GRANTS, to **MAUREEN GIUFFRE** and **JAMES DORSCH**, both of Salisbury, Maryland, with a mailing address of 26361 High Banks Drive, Salisbury, Maryland 21801, with WARRANTY COVENANTS, as JOINT TENANTS, a one-half (1/2) interest in a certain lot or parcel of land situated in Swans Island, Hancock County, Maine, described in Exhibit A annexed hereto.

Together with all rights, easements, privileges and appurtenances belonging to the granted estate.

WITNESS my hand and seal this 22nd day of August, 2001.


Elizabeth M. Allen

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF *Middlesex*

August 23, 2001

Personally appeared the above named Elizabeth M. Allen and acknowledged the foregoing instrument to be her free act and deed.

Before me, 
Notary Public/Attorney at Law

Notary: Print or Type Name
My Commission Expires:

SEAL

Channing L. Entwistle
NOTARY PUBLIC
My Commission Expires Nov. 15, 2007

MAINE REAL ESTATE
TRANSFER TAX PAID

EXHIBIT A TO WARRANTY DEED
ELIZABETH ALLEN TO MAUREEN GUIFFRE AND JAMES DORSCH

A one-half (½) interest in a certain lot or parcel of land situated in Swans Island, Hancock County, Maine, and being bounded and described as follows, to wit:

Beginning at an iron pin set in the south right-of-way line of the "Red Point Road", said pin marking the northwest corner of a lot of land described as conveyed in a deed from William H. Banks to Roselea West dated March 26, 1984, and recorded in the Hancock County Registry of Deeds in Book 1494, Page 39; thence South 12° 00' West following the west line of said Roselea West, 472 feet, more or less, to an iron pin set in the ground; thence continuing the same bearing 40 feet, more or less, to a point on the high water line of the Atlantic Ocean; thence westerly, following said high water line, 250 feet, more or less, to a point which bears South 12° 00' East, and is 40 feet, more or less, from an iron pin set in the ground to mark the southwest corner of the lot hereby conveyed; thence North 12° 00' West, 40 feet, more or less, to said iron pin; thence continuing the same bearing 430 feet, more or less, to an iron pin set in the ground, said pin being on the south right-of-way line of said "Red Point Road"; thence North 59° 48' East, following said right-of-way line, 90 feet, more or less, to a point; thence North 28° 48' East, 190 feet, more or less, to the point of beginning.

The foregoing lot contains 2.70 acres, more or less, shown as Lot 22, Red Point Extension, on survey plan entitled "Lot 22 Property Plan for William H. Banks Swans Island, Maine" dated August 1985 by Stephen E. Downey, R.L.S., to be recorded with Hancock County Registry of Deeds.

Said lot is conveyed together with all of the Grantor's right, title and interest in and to the shore and flats of the Atlantic Ocean adjacent thereto extended to low watermark.

Together with a right of way for all purposes of a way, including ingress and egress and the right to install, repair and maintain utilities, in common with, the Grantor, his heirs and assigns, forever, and with others who now have or who may in the future acquire similar rights therein, over "Red Point Road", so called, from the above-described premises northerly to the town road, so called.

This conveyance is made subject to the following restrictions, not conditions subsequent, to wit:

1. Only one detached, single-family dwelling and private garage appertaining thereto shall be erected on said premises. No use shall be made of said premises, except such as is incidental to the occupation thereof for residence purposes by one private family residing in a detached, single-family dwelling.
2. Said premises shall not be subdivided.
3. Any detached, single-family dwelling erected on said premises shall cost not less than Ten Thousand Dollars (\$10,000).

4. No structure of a temporary character, and no trailer or mobile home, shall be placed or used on said premises.

5. All plumbing and sanitation facilities shall comply with the State of Maine Plumbing Code, so called.

6. Any water supply system to be used on the premises shall provide satisfactory quantity and quality of water necessary for the intended use of the lot in accordance with the requirements of the Division of Sanitary Engineering of the Maine Department of Health and Welfare. All sanitary waste disposal facilities constructed on the lot shall be by a means of sewage disposal approved by the Environmental Improvement Commission, and in accordance with the State of Maine Plumbing Code.

7. Any buildings hereafter constructed on the lot shall meet the Set-Back of Buildings requirements of the Subdivision Ordinance of the Town of Swans Island.

Grantor's source of title is a Warranty Deed from William H. Banks to Thomas K. Weiss and Elizabeth M. Weiss dated December 30, 1985, recorded in Book 1565, Page 45 of the Hancock County, Maine, Registry of Deeds.

HANCOCK COUNTY

⑥ #2
Ret.
HMT Co
#4