

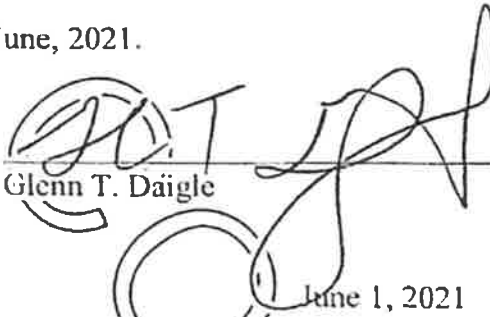
BOOK: OR 7124 PAGE: 834, # OF PGS: 6
 06/02/2021 09:28 AM INSTR#: 2021008470
 JULIE A. CURTIS, REGISTER OF DEEDS
 HANCOCK COUNTY MAINE
 MAINE REAL ESTATE TRANSFER TAX PAID

QUITCLAIM DEED WITH COVENANT

KNOW ALL MEN BY THESE PRESENTS, that I, **GLENN T. DAIGLE**, whose mailing address is P.O. Box 362, Sangerville, ME 04479, for consideration paid, GRANT to **JONATHAN H. MAHON** and **MICHELLE W. MAHON**, whose mailing address is P.O. Box 1525, Ellsworth, ME 04605, as Joint Tenants with QUITCLAIM COVENANT, certain lots or parcels of land, together with any and all structures and improvements situated thereon, and appurtenances thereto, situated in Surry, County of Hancock, State of Maine, being more particularly bounded and described on Exhibit "A" attached hereto.

TOGETHER WITH all rights, easements, privileges and appurtenances belonging to the granted estate.

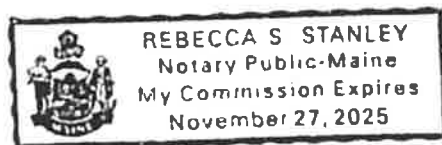
WITNESS my hand and seal this 1st day of June, 2021.


 Glenn T. Daigle

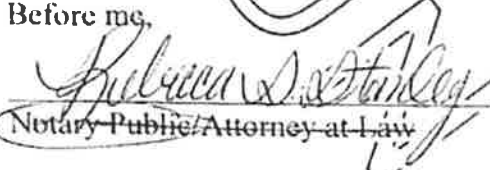
State of Maine
 County of Hancock

June 1, 2021

Then personally appeared the above named Glenn T. Daigle acknowledged the foregoing instrument to be his free act and deed.



Before me,


 Notary Public/Attorney at Law

Type or Print Name of Official

EXHIBIT "A"

Property of Glenn T. Daigle

To be conveyed to Jonathan H. Mahon and Michelle W. Mahon

143 Patten Pond Road, Surry, Maine

The Land referred to herein below is situated in the Town of Surry, Hancock County, State of Maine, and is described as follows:

FIRST PARCEL: Bounded and described in a deed from Rebecca A. Daigle to Glenn T. Daigle, dated May 18, 2005, recorded in the Hancock County Registry of Deeds in Book 4210, Page 63, as First Parcel, as follows:

"The premises in Surry, Hancock County, Maine, described in a the deed from Vernard C. Crockett to Newell P. Haynes and Lillian Haynes dated May 6, 1968 and recorded in Book 1060, Page 403 of said Registry of Deeds, excepting, however, so much of said premises as is described in deed from said Newell P. Haynes and Lillian H. Haynes to David E. Williams IV and Martha R. Williams dated November 12, 1981 and recorded in Book 1422, Page 285 of said Registry of Deeds, subject to the first refusal agreement between said Newell P. Haynes and Lillian H. Haynes and David E. Williams IV and Martha R. Williams dated November 12, 1981 and recorded in Book 1422, Page 295 of said Registry of Deeds. Said premises is conveyed together with the benefit of the first refusal agreement between David Evans Williams, IV and Martha Royster Williams and said Newell P. Haynes and Lillian H. Haynes dated November 12, 1981 and recorded in Book 1422, Page 290 of said Registry of Deeds. Reference is had to the records in said Registry of Deeds for a more complete decription of said premises.

Reference can be made to a deed from Vernard C. Crockett to Newell P. Haynes and Lillian Haynes, dated May 6, 1968 and recorded in Hancock County Registry of Deeds in Book 1060, Page 403.

Further reference can be made to the Boundary Line Agreements 1) by and between Newell P. Haynes and Lillian H. Haynes and Frank P. Gilley, dated March 26, 1981 and recorded in said Registry of Deeds in Book 1401, Page 588 and 2) by and between Frank P. Gilley and Newell P. Haynes and Lillian Haynes, dated March 26, 1981 and recorded in said Registry of Deeds in Book 1401, Page 590.

The herein described premises, being a portion of Parcel Number 4, described in a deed from Newell P. Haynes and Lillian H. Haynes to Newell P. Haynes, Lillian H. Haynes and Barbara H. Cousins, as Trustees of The Newell P. Haynes and Lillian H. Haynes 1982 Revocable Trust, dated July 17, 1982 and recorded in said Registry of Deeds in Book 1440, Page 527.

EXCEPTING AND RESERVING, from the herein above conveyed parcel of land, the premises described in a deed from Lillian H. Haynes and Barbara H. Cousins, Trustees of the Newell P. Haynes and Lillian H. Haynes 1982 Revocable Trust, to Matthew Haynes Cousins and Ellen Bridges Cousins, dated February 20, 1990 and recorded in said

Registry of Deeds in Book 1796, Page 278 and FURTHER EXCEPTING AND RESERVING from the herein above conveyed parcel of land, the premises described in a deed from Lillian H. Haynes and Barbara H. Cousins, Trustees of The Newell P. Haynes and Lillian H. Haynes 1982 Recovable Trust, to Matthew H. Cousins and Ellen B. Cousins, dated January 2, 1991 and recorded in said Registry of Deeds in Book 1844, Page 418.

The said Newell P. Haynes deceased on August 10, 1989.

Being the same premises as conveyed by release deed from Barbara H. Cousins to Matthew H. Cousins, dated November 12, 1998 recorded at the Hancock County Registry of Deeds in Book 2786, Page 453."

EXCEPTING from the above described premises a certain lot or parcel of land described in a deed from Glenn T. Daigle and Rebecca A. Daigle to Paul T. Pierson, dated May 27, 2004 and recorded in the Hancock County Registry of Deeds in Book 3930, Page 210.

FURTHER EXCEPTING from the above described premises a certain lot or parcel of land described in a deed from Glenn T. Daigle and Rebecca A. Daigle to Paul T. Pierson, dated June 22, 2004 and recorded in the Hancock County Registry of Deeds in Book 3953, Page 127.

SECOND PARCEL: Bounded and described in a deed from Rebecca A. Daigle to Glenn T. Daigle, dated May 18, 2005, recorded in the Hancock County Registry of Deeds in Book 4210, Page 63, as Second Parcel, as follows:

"Beginning at a #6 rebar set twenty-seven (27) feet easterly of the center line of the traveled way of the Patten Pond Road, said rebar bears for a tie line S. 25 degrees 00' E., three hundred eighty (380) feet from a one inch iron bolt found twenty-seven (27) feet easterly of the centerline of the traveled way of the Patten Pond Road, said one inch iron bolt marking the southwesterly corner of land now or formerly of Jones, Book 1737, Page 389; thence N. 71 degrees 00' E., three hundred (300) feet to a #6 rebar set at land now or formally of Haynes/Cousins, Book 1440, Page 527; thence S. 25 degrees 00' E., four hundred twenty (420) feet by and along the westerly line of land of said Haynes/Cousins to a #6 rebar set; thence S. 71 degrees 00' W., three hundred (300) feet by and along land of said Haynes/Cousins to a #6 rebar set twenty-seven (27) feet easterly of the center line of the traveled way of the Patten Pond Road, said rebar bears for a tie line S. 25 degrees 00' E., 420.0 feet from the #6 rebar set at the point of beginning; thence S. 71 degrees 00' W., twenty-seven (27) feet, more or less, to the center line of the traveled way of said Patten Pond Road; thence in a generally northwesterly directly by and along the center line of the traveled way of said Patten Pond Road four hundred twenty (420) feet to a point; thence N. 71 degrees 00' E., twenty-seven (27) feet to the #6 rebar set at the point of beginning; containing two and nine tenths (2.9) acres to the tie line. Bearings are magnetic; all #6 rebar set were capped with surveyor's cap inscribed, "Sage Collins, P.L.S. 1200 Blue Hill, ME".

EXCEPTING AND RESERVING the rights of the public to any portion of the herein described lot contained within the limits of said Patten Pond Road.

Being the same premises as conveyed by release deed from Barbara H. Cousins to Matthew H. Cousins, dated November 16, 1998 recorded at the Hancock County Registry of Deeds in Book 2786, Page 455.

EXCEPTING those premises described in a Quitclaim Deed with Covenant from Glenn T. Daigle and Rebecca A. Daigle to Paul T. Pierson, dated May 27, 2004, recorded at the Hancock County Registry of Deeds in Book 3930, Page 210."

THIRD PARCEL: Bounded and described in a deed from Paul T. Pierson to Glenn T. Daigle, dated September 28, 2006, recorded in the Hancock County Registry of Deeds in Book 4604, Page 30, as follows:

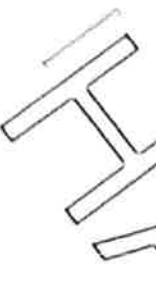
"Beginning at a $\frac{1}{4}$ " rod set in the ground general northeasterly three hundred (300) feet from the northeasterly sideline of Patten Pond Road and being at the easterly corner of land conveyed in a deed from Matthew H. Cousins to Bernadette Dempsey dated May 27, 1999 and recorded in Book 2843, Page 255 Hancock County Registry of Deeds;

Thence North twenty-eight degrees fifty-eight minutes forty-five seconds East (N. $28^{\circ} 58' 45''$ E.) by and along remaining portion of land conveyed in a deed from Glenn T. Daigle and Rebecca A. Daigle to Paul T. Pierson dated May 27, 2004 and recorded in Book 3930, Page 210 at said Registry three hundred thirteen and seventy-three hundredths (313.73) feet to a $\frac{1}{4}$ " iron rod set in the ground.

Thence North approximately sixty degrees East (N. 60° E.) by and along a remaining portion of land conveyed in a deed from Glenn T. Daigle and Rebecca A. Daigle to Paul T. Pierson dated June 24, 2004 and recorded in Book 3953, Page 127 at said Registry approximately three hundred twenty (320.0) feet to an iron pin set by the Grantor and Grantee [Paul T. Pierson and Glenn T. Daigle] herein bearing South approximately forty-nine degrees East (S. 49° E.) seventy-five and zero hundredths (75.00) feet from a $\frac{1}{4}$ " iron rod set in the ground on the southeasterly line of said land of Paul T. Pierson as described in said Book 3930, Page 210;

Thence North forty-eight degrees ten minutes fifty-eight seconds East (N. $48^{\circ} 10' 58''$ E.) by and along said remaining land of Paul T. Pierson described in said Book 3953, Page 127, to an iron pin set by Paul T. Pierson and Glenn T. Daigle herein;

Thence North thirty-four degrees seven minutes ten seconds East (N. $34^{\circ} 07' 10''$ E.) by and along the last mentioned remaining land of Paul T. Pierson, being parallel and two hundred and zero hundredth (200.00) feet from the westerly line of the Second Lot of land conveyed in a deed to David P. Wixon and Jayne R. Wixon dated Book 1319, Page 318 in accordance with boundary line agreements dated December 20, 2004 and recorded in Book 4204, Page 137 and in Book 4204, Page 139 at said Registry, said line running to Patten Pond, approximately forty-one and ninety-five hundredths (41.95) feet to an iron



pin set by Paul T. Pierson and Glenn T. Daigle herein at or near high water of Patten Pond (the directional calls of the last three bearings to iron pins set by Paul T. Pierson and Glenn T. Daigle herein were generated by computer program and the parties recognize and accept that the pins placed on the face of the earth by Paul T. Pierson and Glenn T. Daigle herein control the boundaries of the property conveyed);

Thence generally easterly by and along said high water of Patten Pond two hundred fifteen (215) feet more or less to a point bearing North thirty-four degrees seven minutes ten seconds East (N. 34° 07' 10" E.) from a ¼" iron rod set in the ground near the shore of said Patten Pond and being at said westerly line of David P. Wixon and Jayne R. Wixon said point also bearing South seventy-two degrees forty-nine minutes fourteen seconds East (S. 72° 49' 14" E.) two hundred nine and seven hundredths (209.07) feet from the last mentioned point at or near high water of Patten Pond;

Thence South thirty-four degrees seven minutes ten seconds West (S. 34° 07' 10" W.) by and along said land of David P. Wixon and Jayne R. Wixon twenty and fifty-five hundredths (20.55) feet to the last mentioned ¼" iron rod set in the ground;

Thence continuing the same course South thirty-four degrees seven minutes ten seconds West (S. 34° 07' 10" W.) by and along said land of David P. Wixon and Jayne R. Wixon one hundred forty-six and eighty-six hundredths (146.86) feet to a ¼" iron rod set in the ground;

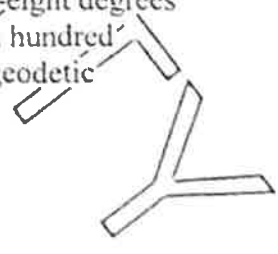


Thence South forty-nine degrees fifty-eight minutes seventeen seconds West (S. 49° 58' 17" W.) by and along said land of David P. Wixon and Jayne R. Wixon three hundred twenty-six and eighty-nine hundredths (326.89) feet to a ¼" iron rod set in the ground;

Thence South eleven degrees thirty-three minutes thirty-four seconds West (S. 11° 33' 34" W.) by and along said land of David P. Wixon and Jayne R. Wixon four hundred thirty-one and eighty-three hundredths (431.83) feet to a ¼" iron rod set in the ground;

Thence North forty-two degrees fifty-two minutes thirty-three seconds West (N. 42° 52' 33" W.) by and along the First Parcel of land conveyed in a deed to Glenn T. Daigle dated May 18, 2005 and recorded in Book 4210, Page 63 at said Registry eight and ninety-eight hundredths (8.98) feet to a ¼" iron rod set in the ground;

Thence continuing the same course North forty-two degrees fifty-two minutes thirty-three seconds West (N. 42° 52' 33" W.) by and along the Second Parcel of land conveyed in said deed to Glenn T. Daigle three hundred seventy-nine and seventy-eight hundredths (379.78) feet to a ¼" iron rod found set in the ground, bearing North twenty-eight degrees twenty-two minutes twenty seconds West (N. 28° 22' 20" W.) twenty-seven hundred sixty-four and twenty-three hundredths (2764.23) feet from the base of the geodetic projection and central meridian of this survey;



Thence continuing the same course North forty-two degrees fifty-two minutes thirty-three seconds West (N. 42° 52' 33" W.) by and along the last mentioned land of Glenn T. Daigle forty and twenty-two hundredths (40.22) feet to the point of beginning.

Containing five and sixteen hundredths (5.16) acres more or less.

Bearings mentioned in the above described are oriented to True North derived from precise positioning utilizing the United States Global Positioning System (GPS).

The above described is a portion of said land conveyed in a deed from Glenn T. Daigle and Rebecca A. Daigle to Paul T. Pierson, dated May 27, 2004, and recorded in Book 3930, Page 210, at said Registry together with a portion of said land conveyed in a deed from Glenn T. Daigle and Rebecca A. Daigle to Paul T. Pierson, dated June 24, 2004 recorded in Book 3953, Page 127 at said Registry.

The above description of land is taken from a boundary survey for Paul T. Pierson dated September 8, 2004 and revised August 31, 2006 by Richard I. Bowden, Maine Professional Land Surveyor #2221.

ALSO RELEASING all the Grantor's right, title, and interest in and to a three hundred (300.0) foot by forty (40.0) foot right-of-way situated on the northwesterly portion of land of the Grantor herein conveyed to said Grantor by the Grantee herein by deed dated May 27, 2004, recorded in the Hancock County Registry of Deeds in Book 3930, Page 210. The right-of-way being released to the Grantee herein is also depicted on the survey of Richard Bowden attached to Book 3930, Page 210."

EXCEPTING from the above described premises a certain lot or parcel of land described in a deed from Glenn T. Daigle to Everett Steinbarger and Kimberly Steinbarger dated September 17, 2010 and recorded in the Hancock County Registry of Deeds in Book 5484, Page 32.

This conveyance is made subject to a Release Deed from David P. Wixon and Jayne R. Wixon to Glenn T. Daigle and Rebecca A. Daigle, dated March 30, 2004, recorded in Book 4204, Page 133 and to a Release Deed from Rebecca A. Daigle to Glenn T. Daigle, dated December 30, 2004, recorded in Book 4204, Page 135 for purposes of agreeing on a boundary line between the Grantors and the Grantees.