

DEED OF SALE BY PERSONAL REPRESENTATIVE (TESTATE)

PATRICK E. HUNT, ESQ., ATTORNEY FOR THE MAINE DEPARTMENT OF HEALTH AND HUMAN SERVICES, Personal Representative of the Estate of Hazel G. Hodgdon, having a mailing address of Post Office Box 130, Island Falls, County of Aroostook, and State of Maine, 04747, duly appointed and acting personal representative of the ESTATE OF HAZEL G. HODGDON, deceased, (testate), as shown by the Probate records of Hancock County, Maine, and having given notice to each person succeeding to an interest in the real property described below at least 10 days prior to the sale, by the powers conferred by Probate Code, and every other power, for consideration paid, releases to THOMAS H. CROWE, M.D., and NANCY S. CROWE, Husband and Wife, and both having a mailing address of 44 Lindsey Lane, Blue Hill, County of Hancock, and State of Maine 04614, as JOINT TENANTS:

The land in Blue Hill, County of Hancock and State of Maine, to wit:

Commencing at the northwest corner of land formerly of Daniel Gott; thence westerly by land formerly of Frank Candage to the Salt Pond, so called; thence southerly by said Pond to land formerly of Pearl B. Day; thence by said land formerly of said Day to stake and stones; thence northerly tow and one-half rods to stake and stones; thence easterly on line of land formerly of said Day to land formerly of said Daniel Gott; thence by said land formerly of said Gott to the place of beginning.

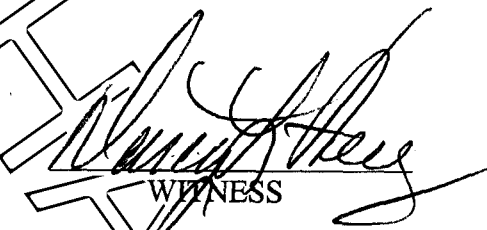
And, being the same premises conveyed to the Decedent, Hazel Hodgdon, by the Warranty Deed of Harry Duffy, dated November 24, 1970, and recorded in Book 1108, Page 621, at the Hancock County Registry of Deeds in Ellsworth, Maine. The said Hazel Hodgdon having passed away, Testate, on November 26, 1998, in Penobscot, Maine.

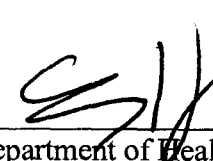
DISCLAIMERS:

It is expressly understood by the Grantees by accepting and recording this Deed that the Grantor makes no guarantee or warranty whatsoever, as to the condition of the buildings located thereon and that they are conveyed "AS IS".

It is also expressly understood by the Grantees by accepting and recording this Deed that the Grantor makes no guarantee or warranty whatsoever, as to the title of the real estate described herein, and that this Deed is a Release Deed without covenants.

WITNESS my hand and seal this 26th day of September, 2008.


WITNESS

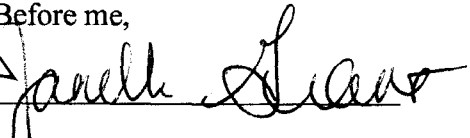

Maine Department of Health
And Human Services,
Personal Representative
Of the Estate of
Hazel G. Hodgdon
by Patrick E. Hunt, ESQ.
Its attorney

STATE OF MAINE
AROOSTOOK, ss.

September 26, 2008

Personally appeared the above named Maine Department of Health and Human Services, Personal Representative of the Estate of Hazel G. Hodgdon, by Patrick E. Hunt, ESQ., its attorney, and acknowledged the foregoing instrument to be his free act and deed, and the free act and deed of said Department.

Before me,


Notary Public

JANELLE N. GRANT
Notary Public, Maine
My Commission Expires July 13, 2012

SEAL

#2
Ret: R. Williams L.O

MAINE REAL ESTATE
TRANSFER TAX PAID

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, That I, CHRISTINE E. WANNING, whose mailing address is P. O. BOX 1406, Blue Hill, Maine 04614 for consideration paid, grants to THOMAS H. CROWE and NANCY S. CROWE, whose mailing address is 44 Lindsey Lane, Blue Hill, Maine 04614, husband and wife, as JOINT TENANTS, with QUITCLAIM COVENANT, a certain lot or parcel of land, together with all buildings and improvements thereon, situated in the Town of Blue Hill, Hancock County, and State of Maine, being the same premises as described in a deed from Matthew Cousins to Christine E. Wanning, dated May 12, 2005, and recorded at the Hancock County, Maine, Registry of Deeds in Book 4193, Page 323, bounded and described as follows:

See Exhibit A attached hereto

Together with all the rights, easements, privileges and appurtenances thereunto belonging.

WITNESS my hand and seal this 11th day of July, 2008

Christine E Wanning
CHRISTINE E. WANNING

STATE OF MAINE
Hancock, ss.

July 11, 2008

Personally appeared the above named, CHRISTINE E. WANNING and acknowledged the foregoing instrument to be her free act and deed.

Before me, Hope A Rogers
Notary Public

Hope A Rogers
Please Print Name

My commission expires: 8/13/14

SEAL

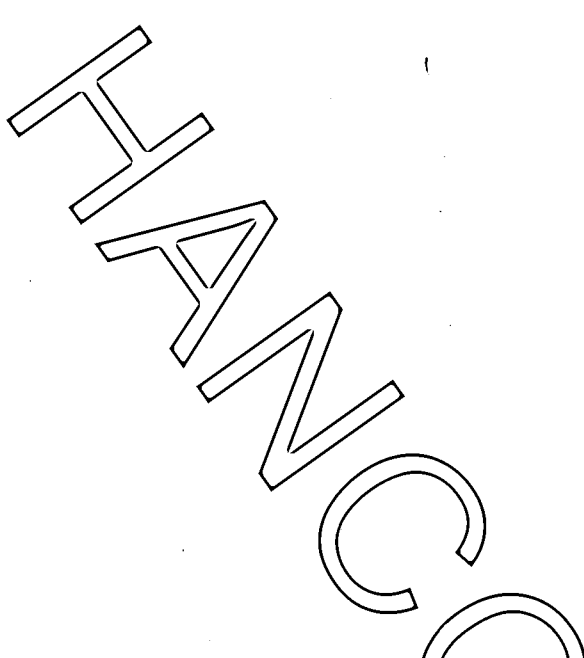


Exhibit A

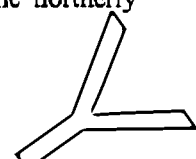
BEGINNING at a point in the northerly sideline of a parcel of land now or formerly belonging to Alexandra E. Kirkpatrick as described in a deed recorded in Book 2458, Page 80 of the Hancock County, Maine, Registry of Deeds, said point bearing for a tie line North eighty four degrees fifty seven minutes thirty seven seconds West (N. 84°-57'-37" W.) a distance of one hundred thirteen and fourteen hundredths feet (113.14') from a 5/8" rebar capped with a surveyors identification cap stamped "James W. Murray-P.L.S. 2296" found, said rebar marking the southwesterly corner of a parcel of land now or formerly belonging to Bert L. Friend and Lois E. Friend as established by a boundary line agreement entered into between Bert L. Friend and Lois E. Friend and the Grantor herein, said agreement dated February 3, 1999 and recorded in the Hancock County, Maine, Registry of Deeds in Book 2806, Page 389;

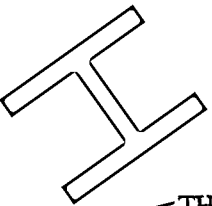
THENCE North eighty four degrees fifty seven minutes thirty seven seconds West (N. 84°-57'-37" W.), by and along the northerly sideline of the aforementioned property now or formerly belonging to Alexandra E. Kirkpatrick, a distance of seven hundred eighty six and eighty six hundredths feet (786.86') to a 5/8" rebar marked with a surveyors identification cap stamped "James W. Murray-P.L.S. 2296" found;

THENCE continuing the same course North eighty four degrees, fifty seven minutes, thirty seven seconds West (N 84°-57'-37" W), by and along the northerly sideline of the aforementioned property now or formerly belonging to said Kirkpatrick, a distance of sixty five feet (65'), more or less, to a point at the high water line of the Salt Pond;

THENCE in a generally northerly direction, following the high water line of the Salt Pond, a distance of one hundred sixty feet (160'), more or less, to a point in the southerly sideline of a parcel of land now or formerly belonging to Hazel Hodgdon as described in a deed recorded in Book 1108, page 621 of the Hancock County, Maine, Registry of Deeds;

THENCE North eighty seven degrees forty four minutes twelve seconds East (N. 87°-44'-12" E.) by and along the southerly sideline of the aforementioned parcel of land now or formerly belonging to said Hodgdon, a distance of fifty seven feet (57'), more or less, to a 5/8" rebar marked with a surveyors identification cap stamped "James W. Murray-P.L.S. 2296" found, said rebar bearing for a tie line North eighteen degrees fifty three minutes thirty five seconds West (N. 18°-53'-35" W.) a distance of one hundred sixty three and twenty six hundredths feet (163.26') from the last mentioned rebar found in the northerly sideline of said Kirkpatrick;





THENCE continuing the same course, North eighty seven degrees forty four minutes twelve seconds East (N 87° 44' 12" E.), by and along the southerly sideline of the parcel of land now or formerly belonging to Hodgdon, a distance of eight hundred twenty seven and twenty hundredths feet (827.20'), to a point.

THENCE South two degrees fifteen minutes forty-eight seconds East (S. 02°-15'-48 E), along the remaining land of the Grantor herein, a distance of two hundred fifty six and forty five hundredths feet (256.45') to the point of beginning.

The parcel of land described herein contains four (4) acres, more or less.

Together with a right of way twenty-five (25) feet in width, for all purposes of a way, including, but not limited to, the installation, use and maintenance of overhead and underground utilities and the passage of vehicular and pedestrian traffic, for use in common with the Grantor herein, from the public way known as Route 175, South Blue Hill Road, so-called, to the lot herein conveyed, the southerly boundary of said right of way being described as follows:

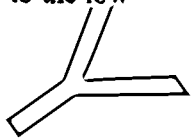
Beginning at a 5/8" threaded rod found in the westerly sideline of Route 175 at a point marking the southeasterly corner of land belonging to Timothy V. Gordon as described in a deed dated February 5, 1997 and recorded in Book 2638, Page 398 of the Hancock County, Maine, Registry of Deeds and as established by a Boundary Line Agreement between Bert L. Friend and Lois E. Friend and Marsha J. Brady dated January 24, 1997 as recorded in Book 2638, Page 399 of the Hancock County, Maine, Registry of Deeds;

Thence South eighty seven degrees, forty four minutes, twelve seconds West (S 87° 44' 12" W) along the southerly sideline of said Gordon property (Book 2638, Page 398) a distance of five hundred seventy six feet (576.00'), plus or minus, to a 5/8" threaded rod found in the southwesterly corner of said Gordon property;

Thence continuing South eighty seven degrees, forty four minutes, twelve seconds West (S 87° 44' 12" W) a distance of two thousand eight hundred thirty two and forty six hundredths feet (2832.46') along the southerly boundary of the property of Timothy V. Gordon as described in a deed from Marsha J. Brady to Timothy V. Gordon dated January 29, 1999 and recorded in the Hancock County, Maine, Registry of Deeds in Book 2806, Page 169 and as further described in a boundary line agreement between Timothy V. Gordon and Bert L. Friend and Lois E. Friend dated February 3, 1999 and recorded in the Hancock County, Maine, Registry of Deeds in Book 2806, Page 389, to a 5/8" rebar with a surveyor's identification cap set;

Thence continuing the same course, South eighty seven degrees, forty four minutes, twelve seconds West (S 87° 44' 12" W) a distance of approximately one hundred (100) feet, plus or minus, to the easterly sideline of the lot herein conveyed.

Together without Quitclaim Covenant, all right, title and interest, if any, in and to the shore and tidal land immediately adjacent to the above-described premises produced to low water mark, in accordance with the laws of the State of Maine, and subject to the rights of the public, if any, being all that tidal land situated north of the northerly sideline of the property belonging to said Kirkpatrick extended from the high water mark of the Salt Pond, so-called, along a course North eighty four degrees, fifty seven minutes, thirty seven seconds West (N 84° 57' 37" W) to the low water mark of said Salt Pond and being South of the southerly sideline of the property belonging to said Hodgdon extended from the high water mark of the Salt Pond along a course South eighty seven degrees, forty four minutes, twelve seconds West (S 87° 44' 12" W) to the low water mark of the Salt Pond.



The above described courses are in accordance with a plan entitled, "A Standard Boundary Survey Plan showing property to be conveyed by Marsha June Brady to Timothy V. Gordon" dated January 5, 1999, by James W. Murray, P.L.S. 2296. All bearings cited are oriented to Magnetic North as observed in December, 1998.

The property described herein is a portion of the property described in a deed from Marsha J. Brady to Timothy V. Gordon, dated January 29, 1999 and recorded in Book 2806, Page 169, of the Hancock County, Maine, Registry of Deeds on February 3, 1999.

Reference is also made to a Boundary Line Agreement between the Grantor herein and Bert L. Friend and Lois E. Friend dated February 3, 1999 and recorded in Book 2806, Page 389 of the Hancock County, Maine, Registry of Deeds. Reference is also made to a Boundary Line Agreement between Bert L. Friend and Lois E. Friend and Marsha J. Brady dated January 24, 1997 and recorded in the Hancock County, Maine, Registry of Deeds in Book 2638, Page 399.

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RELEASE DEED

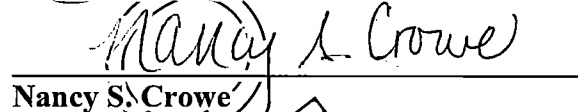
We, **Thomas H. Crowe**, with a mailing address of 97 Main Street, Unit #1, Machias, Maine 04654, and **Nancy S. Crowe**, with a mailing address of 44 Lindsey Lane, Blue Hill, Maine 04614, for consideration paid, release to **Sean Crowe, Simone Crowe, and Thomas G. Crowe, Trustees of the Crowe Family Real Estate Trust**, with a mailing address of 44 Lindsey Lane, Blue Hill, Maine 04614, all our right, title and interest in and to a certain lot or parcel of land together with buildings thereon, situated in Blue Hill, Hancock County, Maine, described in a deed dated July 11, 2008, recorded in Book 5027, Page 147 at the Hancock County, Maine, Registry of Deeds, being further bounded and described in the Exhibit A attached hereto and incorporated herein.

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

Witness our hands and seals this 28 day of March, 2022.



Thomas H. Crowe

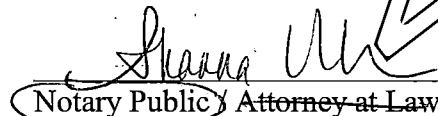


Nancy S. Crowe

STATE OF MAINE
HANCOCK COUNTY

March 28, 2022

Personally appeared before me the above-named **Nancy S. Crowe** and acknowledged the foregoing instrument to be her free act and deed.



Notary Public / Attorney at Law

My Commission Expires:

4-21-27

Print Name / Affix Seal

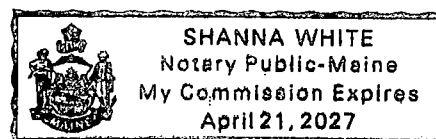
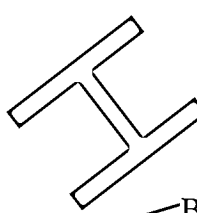


Exhibit A



BEGINNING at a point in the northerly sideline of a parcel of land now or formerly belonging to Alexandra E. Kirkpatrick as described in a deed recorded in Book 2458, Page 80 of the Hancock County, Maine, Registry of Deeds, said point bearing for a tie line North eighty four degrees fifty seven minutes thirty seven seconds West (N. $84^{\circ}-57'-37''$ W.) a distance of one hundred thirteen and fourteen hundredths feet (113.14') from a 5/8" rebar capped with a surveyors identification cap stamped "James W. Murray-P.L.S. 2296" found, said rebar marking the southwesterly corner of a parcel of land now or formerly belonging to Bert L. Friend and Lois E. Friend as established by a boundary line agreement entered into between Bert L. Friend and Lois E. Friend and the Grantor herein, said agreement dated February 3, 1999 and recorded in the Hancock County, Maine, Registry of Deeds in Book 2806, Page 389;

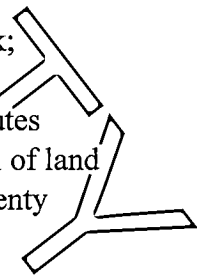
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THENCE in a generally northerly direction, following the high water line of the Salt Pond, a distance of one hundred sixty feet (160'), more or less, to a point in the southerly sideline of a parcel of land now or formerly belonging to Hazel Hodgdon as described in a deed recorded in Book 1108, page 621 of the Hancock County, Maine Registry of Deeds;

THENCE North eight seven degrees forty four minutes twelve seconds East (N. $87^{\circ}-44'-12''$ E.) by and along the southerly sideline of the aforementioned parcel of land now or formerly belonging to said Hodgdon, a distance of fifty seven feet (57'), more or less, to a 5/8" rebar marked with a surveyors identification cap stamped "James W. Murray-P.L.S. 2296" found, said rebar bearing for a tie line North eighteen degrees fifty three minutes thirty five seconds West (N. $18^{\circ}-53'-35''$ W.) a distance of one hundred sixty three and twenty six hundredths feet (163.26') from the last mentioned rebar found in the northerly sideline of said Kirkpatrick;

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THENCE South two degrees fifteen minutes forty-eight seconds East (S. 02°-15'-48 E), along the remaining land of the grantor herein, a distance of two hundred fifty six and forty five hundredths feet (256.45') to the point of beginning.

The parcel of land described herein contains for (4) acres, more or less.

Together with a right of way twenty-five (25) feet in width, for all purposes of a way, including, but not limited to, the installation, use and maintenance of overhead and underground utilities and the passage of vehicular and pedestrian traffic, for use in common with the grantor herein, from the public way known as Route 175, South Blue Hill Road, so-called, to the lot herein conveyed, the southerly boundary of said right of way being described as follows:

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Thence continuing South eighty seven degrees, forty four minutes, twelve seconds West (S 87° 44' 12" W) a distance of two thousand eight hundred thirty two and forty six hundredths feet (2832.46') along the southerly boundary of the property of Timothy V. Gordon as described in a deed from Marsha J. Brady to Timothy V. Gordon dated January 29, 1999 and recorded in the Hancock County, Maine, Registry of Deeds in Book 2806, Page 169 and as further described in a boundary line agreement between Timothy V. Gordon and Bert L. Friend and Lois E. Friend dated February 3, 1999 and recorded in the Hancock County, Maine, Registry of Deeds in Book 2806, Page 389, to a 5/8" rebar with a surveyor's identification cap set;

Thence continuing the same course, South eighty seven degrees, forty-four minutes, twelve seconds West (S 87° 44' 12" W) a distance of approximately one hundred (100) feet, plus or minus, to the easterly sideline of the lot herein conveyed.

Together without Quitclaim Covenant, all right, title and interest, if any, in and to the shore and tidal land immediately adjacent to the above-described premises produced to low water mark, in accordance with the laws of the State of Maine, and subject to the rights of the public, if any, being all the tidal land situated north of the northerly sideline of the property belonging to said Kirkpatrick extended from the high water mark of the Salt Pond, so-called, along a course North eighty four degrees, fifty seven minutes, thirty seven seconds West (N 84°

57' 37" W) to the low water mark of said Salt Pond and being South of the southerly sideline of the property belonging to said Hodgdon extended from the high water mark of the Salt Pond along a course South eighty seven degrees, forty four minutes, twelve seconds West (S 87° 44' 12" W) to the low mrk of the Salt Pond.

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