



OR BK 6411 PGS 101 - 102 06/22/2015 09:12:38 AM
INSTR # 2015008999 JULIE A. CURTIS
HANCOCK COUNTY, ME REGISTER OF DEEDS

HAN

WARRANTY DEED

Initial
EEL 3/20/2026

ELIZABETH E. LEGUM, of Sedgwick, Hancock County, Maine, for consideration paid, GRANTS to RONALD M. LEGUM and ELIZABETH E. LEGUM, husband and wife, both having a mailing address of 17 Weefs Way, Sedgwick, Maine 04676, as JOINT TENANTS, with WARRANTY COVENANTS, a certain lot or parcel of land, together with the buildings and improvements thereon, situated in Sedgwick, Hancock County, Maine, bounded and described as follows:

A certain parcel of land depicted as Lot No. 1 on "Subdivision Plan of CATERPILLAR HILL SITES, Sedgwick, Maine" by Sage Collins, R.L.S. that was recorded in Plan File 21, No. 19 of the Hancock County Registry of Deeds, together with the right-of-way for all purposes of a way, in common with Grace Ladd Dillon and others, to cross Lots numbered 2, 3, and 10, by foot or motor vehicle passage and for utility services, all within the 100 foot wide right-of-way shown on said plan.

SUBJECT TO all of the "Protective Covenants for Caterpillar Hills Sites" dated August 25, 1987 and recorded in Book 1656, Page 266, of said registry, which covenants are permanent restrictions and easements upon Lot No. 1 for the benefit of Grace Ladd Dillon, and of her successors and the owners of all other lots in Caterpillar Hill Sites.

SUBJECT to the terms and conditions contained in the By-Laws of Caterpillar Hill Sites Association.

SUBJECT to the terms and conditions of the "Limited Development Conservation Easement of Caterpillar Hill" granted by Grace Ladd Dillon to Blue Hill Heritage Trust on August 27, 1987, by instrument recorded in Book 1655, Page 164, of the Hancock County Registry of Deeds.

SUBJECT to poleline easements granted on August 25, 1987, by Grace Ladd Dillon to Bangor Hydro-Electric Company and to New England Telephone & Telegraph Company and recorded in Book 1656, Pages 63 and 157 respectively.

US

Reference is also made to a Notice of Layout and Taking by the State of Maine, dated October 3, 2001, recorded at the Hancock County, Maine, Registry of Deeds in Book 3165, Page 299.

MEANING AND INTENDING TO CONVEY and hereby conveying the same premises described in a deed from Grace Ladd Dillon, Trustee to Ronald M. Legum and Elizabeth E. Legum, dated October 6, 1988, recorded at the Hancock County Registry of Deeds in Book 1719, Page 243 and in a deed from Ronald M. Legum to Elizabeth E. Legum, dated September 15, 1993, recorded at the Registry in Book 2167, Page 144.

WITNESS my hand and seal this 18th day of June, 2015.

COCK

Elizabeth E. Legum
Elizabeth E. Legum

STATE OF MAINE
COUNTY OF

June 15, 2015

Then personally appeared the above named ELIZABETH E. LEGUM and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Ellen S. Best
Notary Public

Print name of Notary

Ellen S. Best, Notary Public
State of Maine
My Commission Expires 5/8/2021

SEAL
WIT

② E/Ret: Ellen Best Attorney