

MAINE REAL ESTATE TAX-Paid

DLN 1002240179966

QUITCLAIM DEED WITH COVENANT

DEVON M. MCDANIEL, having a mailing address of 8 Summer Street, Apt. 2C, Easthampton, Massachusetts 01027, for consideration paid GRANTS to SANDRA WALLACE, having a mailing address of 43 Cottage Street, Milbridge, Maine 04658, with QUITCLAIM COVENANT, a certain lot or parcel of land, together with any and all structures and improvements situated thereon, and appurtenances thereto, situated in Milbridge, Washington County, Maine, and being more particularly 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 7 day of August, 2020.

Devon M. McDaniel
DEVON M. MCDANIEL

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF Hampshire

August, 2020

Then personally appeared the above named, DEVON M. MCDANIEL and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Deborah Thomas
Notary Public / Attorney at Law

My Commission Expires:
May 1, 2026

Deborah Thomas
Print Name / Affix Seal

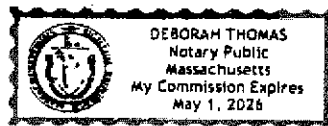


EXHIBIT A

A certain lot or parcel of land, together with any buildings thereon, situated in Milbridge, Washington County, Maine, bounded and described as follows:

"On the south by land formerly of William F. Sawyer, westerly by land formerly of Fred W. Dyer and now or formerly of Gordon L. Roberts, east by land now or formerly of William F. Sawyer (Book 242; 286 and recorded in the Washington County Registry of Deeds.)

Reference is hereby made to deed from William Godfrey to George A. Sawyer (Book 242; 286 and recorded in the Washington County Registry of Deeds): also to deed from William Godfrey to Fred W. Dyer (Book 249: 435 and recorded in the Washington County Registry of Deeds) and to deed from Town of Milbridge to Gordon L. Roberts (Book 469: 123 recorded in the Washington County Registry of Deeds): also to deed from William F. Sawyer to Ronald H. King (627: 271 recorded in the Washington County Registry of Deeds).

The premises hereby conveyed: a certain lot or parcel of land, situated on the west side of the Narraguagus River and north of Cottage Street, in the Town of Milbridge, County of Washington, State of Maine and described as follows:

Beginning at an iron rod set in the ground: at a point 155 feet from middle of Washington St., so-called, and 136 feet from middle of Cottage Street, so-called; it being the southeast corner of lot conveyed by William Godfrey to Fred W. Dyer (249: 435 and recorded in the Washington County Registry of Deeds): also being the southeast corner of Gordon L. Roberts' home lot (469: 123 recorded in the Washington County Registry of Deeds): also being the southwest line of lot conveyed by William Godfrey to George A. Sawyer (242: 286 recorded in the Washington County Registry of Deeds): also being the northwest corner of lot conveyed by William F. Sawyer to Ronald H. King (627: 271 recorded in the Washington County Registry of Deeds):

And following a course east 296 feet to an iron bolt set in the ground: it being the North line of lot conveyed to Ronald H. King: also being the southeast corner of conveyed lot. Thence, following a course north 156 feet more or less to the north line of the George A. Sawyer heirs' lot (242: 286 recorded in the Washington County Registry of Deeds): also being the northeast corner of the conveyed lot.

Thence, following a course westerly, 296 feet more or less to an iron rod set in the ground; it being the north line of the George A. Sawyer heirs' lot (242: 286 recorded in the Washington County Registry of Deeds): also being the northwest corner of conveyed lot.

Thence, following a course south 156 feet more or less to an iron rod set in the ground: it being the east line of the Gordon L. Roberts' home lot (469: 123 recorded in the Washington County Registry of Deeds): also the west line of the George A. Sawyer heirs' lot (242: 286 recorded in the Washington County Registry of Deeds): also being the southwest corner of the conveyed lot."

EXCEPTING AND RESERVING the same premises conveyed to H. Walter Tucker and Linda Tucker Burnham as described in the deed from H. Walter Tucker, dated June 3, 2011, and recorded in Book 3744, Page 22 of the Washington County Registry of Deeds in which deed said property was described as follows:

Beginning at a #4 rerod to be set with a cap marked Mayhew 1331, which rerod is S 57° 32' 58" W, 125.18 feet from the southwest corner of the dwelling house owned now or formerly by Charlie McDaniel, Jr.;

Thence N 10° 10' 19" W, a distance of 118.35 feet to a solid iron rod found;

Thence turning and running S 77° 10' 41" W, a distance of 134.93 feet to a solid iron rod found; thence continuing S 77° 10' 41" W, a distance of 24.31 feet to the centerline of Washington Street;

Thence turning and running S 13° 49' 50" E, by and along the centerline of said Washington Street, a distance of 134.55 feet to a point, which point marks the intersection of the centerline of Washington Street with Cottage Street;

Thence turning and running by and along the centerline of Cottage Street, N 77° 14' 46" E, a distance of 150.64 feet to an unmarked point, which point bears S 10° 10' 19" E, a distance of 16.50 feet from the #4 rerod marking the point of beginning;

Thence turning and running N 10° 10' 19" W, a distance of 16.5 feet to the point of beginning.

The above described premises has 20,858.60 square feet of land.

Meaning and intending to convey the same premises described in a deed from Robin Charles Wallace, Executor under the Last Will and Testament of Charlie H. McDaniel, to Devon Marie McDaniel, dated August 30, 2016 and recorded in the Washington County Registry of Deeds in Book 4290, Page 103; and deed from Robin Charles Wallace to Devon Marie McDaniel, dated August 30, 2016 and recorded in the Washington County Registry of Deeds in Book 4290, Page 109.