

BOOK: OR 7287 PAGE: 321, # OF PGS: 2
09/07/2023 12:06:36 PM INSTR#: 2023010889
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX PAID
eRecorded Document

Return to: Mary Graley and Petra Pruntel
23408 Potts Mill Road, Middleburg, VA 20117

WARRANTY DEED
DLN: 1002340247982

KNOW ALL BY THESE PRESENTS that **DOWNEAST PROPERTY MANAGEMENT AND CONSTRUCTION SERVICES, LLC**, a Maine limited liability company with a mailing address c/o Gordon Stewart, Manager, P.O. Box 5, Deer Isle, ME 04627, as Grantor, grants to **MARY A. GRALEY AND PETRA J. PRUNTEL, JOINT TENANTS** as Grantees, with **Warranty Covenants**, those certain parcels of land identified as lot number "14" and lot number "15" on the approved subdivision plan entitled, "~~Amended Final Subdivision Plan~~ — Wicked Good View, LLC", recorded on March 15, 2005 in the Hancock County Registry of Deeds in Map/File 33 #196 (Document #2005000035A) in the Town of Franklin, Hancock County, State of Maine, and located on Acadia View Circle, Franklin, Maine 04634, with Lot 14 containing 1.22 acres more or less, and Lot 15 containing 1.09 acres more or less (together containing 2.31 acres more or less), together with any improvements thereon.

Being subject to, and entitled to the benefits of, that certain certain "Declaration of Covenants and Restrictions of Wicked Good View, LLC Subdivision and Acadia From Bailey Mountain Homeowners Association", dated as of August 3, 2020, and as recorded in the Hancock County Recorder of Deeds/Registry in Book 7042, Page 702 on August 4, 2020 (Document #2020030530).

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

Being a portion of the lands conveyed to Grantor from Wicked Good View, LLC, by Warranty Deed dated December 29, 2011, and recorded in the Hancock County Registry of Deeds on December 30, 2011, at Book 5743, Page 31 (Document #2011020213); as corrected by [Corrected] Warranty Deed from Wicked Good View, LLC, dated January 25, 2012, and recorded in the Hancock County Registry of Deeds in Book 5757, page 47, on January 25, 2012 (Document #2012001147).

IN WITNESS WHEREOF, Downeast Property Management and Construction Services, LLC has caused this instrument to be executed by its manager, Gordon Stewart, this 1st day of September 2023.

Downeast Property Management and
Construction Services, LLC

By: Gordon Stewart [SEAL]
Gordon Stewart, its Manager

STATE OF NEW HAMPSHIRE)
) ss
COUNTY OF ROCKINGHAM)

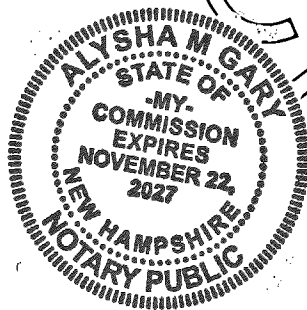
September 1, 2023

Then personally appeared, Gordon Stewart, as authorized representative of and on behalf of the Grantor above, and acknowledged the foregoing instrument to be the free act and deed of the Grantor and himself as authorized representative.

Before me,

ALYSHA M GARY
NOTARY PUBLIC
State of New Hampshire
My Commission Expires
November 22, 2027

Alysha Gary
Notary Public
Alysha Gary
Print of type name as signed
My Commission expires: 11/22/2027



[SEAL]