

13138

BK 2755 PG 671

WARRANTY DEED  
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that WE, **ROBERT BENOIT** and **INEZ BENOIT**, Trustees of the JTB Realty Trust under Declaration of Trust dated April 7, 1994, of Cape Elizabeth, County of Cumberland, and State of Maine, for consideration paid, grants to **GERALD E. TRASK** and **REBBECA D. TRASK**, both of Hampden in the County of Penobscot, and State of Maine, whose mailing address is 95 Main Road North, Post Office Box 309, Hampden, Maine 04444, with **WARRANTY COVENANTS**, the land in Ellsworth County of Hancock, State of Maine, described as follows:

**A certain lot or parcel of land situated in the City of Ellsworth, County of Hancock and State of Maine, being more particularly shown as Lot No. 7 on a plan entitle "Northeast Cove Estates," said plan being dated June 21, 1993 and recorded at Hancock County Registry of Deeds, File 25, Item 194.**

**The above premises are conveyed subject to the terms and conditions set forth on said Plan recorded at the Hancock County Registry of deeds, File 25, Item 194, together with a right-of-way for all purposes in common with others fifty feet (50') in width over the so-called Keiser Road as the same now presently exists.**

**The above premises are also conveyed subject to the terms and conditions of the "Declaration of Covenants and Restrictions of Northeast Cove Estates" dated April 4, 1994, which Declaration is recorded in Hancock County Registry of Deeds in Book 2248, Page 335.**

**Being a portion of the premises conveyed by Deed of Partial Distribution to R. Laurent Benoit and Jeffrey Benoit from Jeanne England, Personal Representative of the Estate of Harry R. Keiser, dated September 29, 1993 and recorded in the Hancock County Registry of Deeds in Book 2163, Page 51.**

**Being a portion of the premises conveyed to the Grantors herein by deed from R. Laurent Benoit and Jeffrey Benoit dated April 7, 1994 and recorded in Hancock County Registry of Deeds in Book 2248, Page 362.**

WITNESS our hands and seals this 13<sup>th</sup> day of July 1998.

WITNESS:

*Denise M. Kenette*  
*Denise M. Kenette*

*Robert Benoit*  
Robert Benoit, Trustee  
*Inez F. Benoit*  
Inez Benoit, Trustee

MAINE REAL ESTATE  
TRANSFER TAX PAID

Initial  
TR 7

BK 2755 PG 672

STATE OF MAINE  
COUNTY OF CUMBERLAND, ss.

July 13, 1998

Then personally appeared the above named Robert Benoit and Inez Benoit and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Marie A. Pennell  
Attorney at Law/Notary Public

MARIE A. PENNELL  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES JULY 23, 2001



HANCOCK COUNTY

98 JUL 29 AM 9:00

REGISTER OF DEEDS  
HANCOCK COUNTY SS.

*Marilyn Adams*

REGISTER

Initial  
TR T

Ret: Jennifer Seal  
POBx 4516 - P 04112

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