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JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX PAID

Tx:4023289

HANCOCK COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that I, Ann C. Jordan, being a widow and unremarried, whose mailing address is 3 Sugar Way, Ellsworth ME 04605, for consideration paid, GRANT to Cote Properties, LLC, a Maine limited liability company, whose mailing address is 1076 Newbury Neck Road, Surry ME 04684-3816, with WARRANTY COVENANTS, certain lots or parcels of land, together with all buildings thereon, situated in Surry, Hancock County, Maine, and bounded and described as follows:

Any and all premises remaining as described in a deed from Harry E. Moon to Sidney M. Moon, dated July 20, 1970 and recorded in the Hancock County Registry of Deeds in Book 1101, Page 220 and bounded and described as follows:

> "On the South by land of George Torrey; on the north by land of Edward Curtis; on the east by land of Thomas N. Young; on the South by Union River Bay containing about thirty acres more or less."

Reference is made to the deed from Sidney M. Moon to Ronald F. Jordan and Ann C. Jordan, dated December 1, 1992 and recorded with said Registry of Deeds in Book 2031, Page 39. This conveyance was subject to a life estate retained by Sidney M. Moon. Mr. Moon died on July 14, 1999.

Excepting herefrom, and not hereby conveying, the lot conveyed by Ronald F. Jordan and Ann C. Jordan to Dana S. Robertson and Sharee Robertson by deed dated September 29, 2014 and recorded with said Registry of Deeds in Book 6289, Page 201.

Also hereby conveying the premises described in deed from Leon R. Cook, Jr. and Jeannette R. Cook to Ronald F. Jordan and Ann C. Jordan, dated August 18, 1999 and recorded with said Registry of Deeds in Book 2860, Page 435 as follows:

> "A parcel of land situated in Surry, Hancock County, Maine, being on the North side of the Newbury Neck road starting at the southwest corner of the Grantor at an iron stake; thence following an old stone wall North seven degrees West (N. 7° W.) four hundred feet (400') to a corner; thence running North sixty-three degrees East (N. 63° E.) ninety-nine feet (99') to a corner; thence running South seven degrees East (S. 7° E.) four hundred feet (400') to a corner on the North side of the road; thence following the North side of the road southwesterly ninety-nine feet (99') back to the place of beginning, containing one (1) acre, more or less."

Ronald F. Jordan died on February 1, 2018; and Ann C. Jordan acquired her title as surviving joint tenant.

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

WITNESS my hand and seal this 27th day of April, 2018.

Ann C Jordan
Ann C. Jordan

State of Maine
County of Hancock

April 27, 2018

Then personally appeared the above named Ann C. Jordan and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Sylvia L. Joy
Notary Public/Attorney at Law

SYLVIA L. JOY
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES 4-20-2020

Type or Print Name of Official

HANCOCK COUNTY