

WARRANTY DEED
Joint Tenancy

Roger Yochelson and Emilia Yochelson, whose mailing address is: 79 Ports Harbor Road, Addison, ME 04606; Ronald D. Gallant, Sr. and Renate L. Gallant, whose mailing address is: 1454 Fern Avenue, Big Pine Key, FL 33043; and William E. Moore and Laurel E. Moore, whose mailing address is: 120 Wescogus Road, Addison, ME 04606,

for consideration paid,

grant to Michael Caffrey and Eileen Unger, whose mailing address is: 552 North First Road, Hammonton, NJ 08037,

with warranty covenants, as joint tenants,

A certain lot or parcel of land, together with the building and appurtenances thereon, situated in the Town of Milbridge, County of Washington, State of Maine, lying and binding on and along a portion of the easterly side of Maine State Route #1 Highway, (Main Street), and being more particularly described as follows, to wit:

Beginning at an unmarked point on and along the centerline of the above mentioned Maine State Route #1 Highway (Main Street), in the Town of Milbridge, said point is at the POINT-OF-BEGINNING in the description of lines of division, subject of a Boundary Line Agreement, dated April 21, 2008 and recorded at the Washington County, Maine, Registry of Deeds in (Book 3402, Page 288) on April 24, 2008 by and between (Rick B. A. Wise) and "Roger Yochelson, et al" and "Ronald D. Gallant, et al" and "William E. Moore, et al";

THENCE, leaving said centerline and running with and binding always on and along a portion of the lines of division, subject of the above cited Boundary Line Agreement, as follows,

(1) the magnetic course of (S68°-35'-27"E) to a point marked by a number four (#4) iron concrete reinforcing rod, hereinafter called a 're-rod', capped with a plastic surveyor's cap stamped "MAYHEW1331" and set in the ground adjacent to a hexagonal shaped solid iron rod found set in the ground approximately six feet easterly from the granite stone curbing along the easterly sideline of the traveled way of said (Main Street), said point

- (A) bears the reference line course and distance of (N33°-46'-52"E) (110.67 feet) from the center top of a square water drain cover grate set in the asphalt surface of said Main Street along its easterly side, and
- (B) bears (N14°-48'-19"E) (452.59 feet) from the center of a bronze United States Coast and Geodetic Service (USCGS), vertical benchmark disc set in ledge in the tidal flowage of Sawyer Brook and marked (Y147-1962); thence, passing through said point and running

(2) (S68°-35'-27"E) (317.14 feet) to a point marked by an eight inch long galvanized iron spike driven vertically into the base of a large Maple Tree and over the base of a found, approximately one inch diameter, bent over and rusted solid iron rod, said rod over the years having been surrounded by the said Maple Tree growth, said point bears (N51°-56'-04"E) (521.92 feet) from the center top of the above described (USCGS) vertical benchmark disc;

THENCE, deflecting to the LEFT, leaving the land of said "Rick B. A. Wise" and the lines of division, subject of the above mentioned "Wise - Yochelson, Gallant, and Moore" Boundary Line Agreement, and running for the following three (3) lines of division, now, (2009), made across the land of the herein, (Yochelson, Gallant and Moore), grantors, viz;

- (1) (N26°-39'-53"E) (78.14 feet) to a point marked by a (#4) re-rod, capped as above, and set in the ground; thence deflecting to the LEFT and running
- (2) (N60°-55'-02"W) (273.96 feet) to a point marked by a (#4) re-rod, all as above, set in the ground about fifteen feet northeasterly from the northeasterly outside wall of the dwelling house on the herein described parcel; thence deflecting to the LEFT and running
- (3) (N71°-23'-00"W) (25.00 feet) to a point also marked by a (#4) re-rod, capped as above, and set in the ground a few feet southerly from utility pole (#31), said point bears the Tie Line course and distance of (N35°-13'-09"E) (116.55 feet) from the "FIRST" above mentioned (#4) re-rod, capped "MAYHEW 1331" and set in the ground adjacent to the "hexagonal shaped solid iron rod found set in the ground";

THENCE, deflecting to the RIGHT and running (N68°-35'-27"W) to an unmarked point on and along the centerline of the abovementioned Maine State Route #1 Highway, (Main Street);

THENCE, deflecting to the LEFT and running with and binding always on and along said centerline, by its various courses, in a general southwesterly direction to the point-of-beginning of the herein described parcel of land, orientation herein referenced to the local magnetic meridian as of the year (2001).

Containing in excess of (30,000 square feet) of area within the mathematically closed bearing and distance perimeter of the above described parcel as calculated easterly from the above mentioned "Tie Line" bearing and distance of "(N35°-13'-09"E) . . . (116.55 feet)" line.

The above described parcel is hereby conveyed

- (A) Subject to a Notice of Layout & Taking by the State of Maine, recorded March 12, 1996, and recorded in Book 2061, Page 303 at the Washington County Registry of Deeds, and
- (B) Subject to a Construction & Maintenance Agreement with the inhabitants of Milbridge for a wastewater treatment system, recorded December 7, 1990 in Book 1675, Page 168 at the Washington County Registry of Deeds.

The above description is drafted by Land Surveyor, PLS 1331, Carl M. Mayhew, following analysis of data gathered in the conduct of a perimeter survey of the parcel of land acquired by the above mentioned (Yochelson), (Gallant) and (Moore), by deed recorded at the said county's deeds registry in Book 3372, page 001.

Being a portion of the premises which by deed dated January 11, 2008 and recorded at the Washington County, Maine, Registry of Deeds in (Book 3372, page 001) on January 11, 2008, was conveyed by Jeremy Chapman, duly appointed and acting as personal representative of the Estate of Eileen P. Chapman, deceased, testate, as shown by the probate records of Washington County, Maine, Docket #2007-168 ... to the following:

Roger Yochelson & Emilia Yochelson, (1/3 interest), and to Ronald D. Gallant Sr. & Renate L. Gallant (1/3 interest), and to William E. Moore & Laurel E. Moore (1/3 interest).

For further reference and to Eileen P. Chapman's source of title, reference is given to a WARRANTY DEED from Ralph D. and Dorothy E. Strout to Raymond B. Chapman and Eileen P. Chapman recorded in Book 587, Page 182 of the Washington County Registry of Deeds, title vested in Eileen R. Chapman in 1999 upon the death of Raymond B. Chapman.

Meaning and hereby conveying a portion of the property described in a deed from Jeremy Chapman to the Grantors herein, dated January 11, 2008 and recorded in Book 3372, Page 1 of the Washington County Registry of Deeds.

Granting also to the Grantees herein, their heirs and assigns, all rights, privileges, appurtenances and easements belonging to the granted estate as intended by M.R.S.A., Title 33, Section 773.

Granting also to the Grantees herein, their heirs and assigns, a 12-foot walking right of way over and upon adjoining land of the Grantors as access to the shore. The path of said right of way shall commence at the southeast corner of the above conveyed property and continue S 68°35'27"E along the northerly boundary line of the land now or formerly of Rick B.A. Wise (Book 2175, Page 221 of the Washington County Registry of Deeds) to the shore of the Narraguagus River.

Granting also to the Grantees herein, their heirs and assigns, the right to erect a 10' x 10' platform with a picnic table on the said shore, provided however that the grantees, their heirs and assigns, shall obtain the approval of the state, federal, and local authorities, where applicable.

Witness our hands and seals this 11th day of November, 2009.

William Moore
Witness

Roger Yochelson

Witness

Emilia Yochelson
Emilia Yochelson

Witness

Ronald D. Gallant, Sr.
Ronald D. Gallant, Sr.

Witness

Renate L. Gallant
Renate L. Gallant

[Signature]
Witness

William E. Moore
William E. Moore

Witness

Laurel E. Moore
Laurel E. Moore

STATE OF MAINE

Washington, ss.

Dated: *November 11, 2009*

Then personally appeared the above named William E. Moore, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Stephen Levine

Typed or printed name of Notary Public

[Handwritten Signature]

Notary Public

SEAL

Received
Recorded Register of Deeds
Nov 20, 2009 12:26:42P
Washington County
Sharon D. Strout