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OR BK 6154 PGS 302 - 303 12/10/2013 11:16:17 AM  
INSTR # 2013020899 JULIE A. CURTIS  
HANCOCK COUNTY, ME REGISTER OF DEEDS

**WARRANTY DEED**

KNOW ALL PERSONS BY THESE PRESENTS, That Astrid Hultgren Curtis whose mailing address PO Box 333, Swans Island, Maine, 04685, and Astrid Maria Justina Curtis whose mailing address 3 Grassmere Road, London SW16 2DA, UK for consideration paid do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said Eric Lee Van Horne and Jennifer Maria Van Horne, their heirs, and assigns forever, a certain parcel of land situated in Swans Island, Hancock County, Maine, and more particularly bounded and described in deeds from Rosemary Ann Cecil Curtis to Astrid Hultgren Curtis, dated November 30, 1987 and recorded on January 25, 1988 in Book 1678, Page(s) 147, 149; and in a deed from John H. Curtis to Astrid Hultgren Curtis, dated March 12, 1971 and recorded on March 22, 1971 in Book 1114, Page 215 of the Hancock County Maine Registry of Deeds, as follows:

A certain lot or parcel of land with the buildings and improvements situated thereon located on the southeast side of Long Cove (so called) bounded and described as follows, to wit: Bounded on the north by land now or formerly of Calvin A Stanley or others, on the east by town road, on the south by land now or formerly of Clara E. Sprague or others, on the west by shore of Long Cove, said to contain seven acres more or less.

Further reference to this parcel of land may be found in a warranty deed from Carl L. Sprague to Chester A. Sprague dated November 17th, 1944 and recorded in Hancock Registry of Deeds December 2, 1953 Book 758, Page 432. Reference is also made to a warranty deed from Chester A. Sprague to John H. Curtis dated September 1, 1962 and recorded October 15, 1962 in Hancock County Registry of Deeds in Book 919, Page 478.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said Eric Lee Van Horne and Jennifer Maria Van Horne, their heirs and assigns, to use and behoof forever.

AND we do COVENANT with the said grantees, their heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances; that we have good right to sell and convey the same to the Grantees to hold aforesaid; and that we and our heirs shall and will WARRANT and DEFEND the same to the Grantees, their heirs, and assigns forever, against the lawful claims and demands of all persons.

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IN WITNESS WHEREOF, I, Astrid Hultgren Curtis, being divorced, and I, Astrid Maria Justina Curtis, being unmarried, joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights to the above described premises, have hereunto set my hand and seals this day 3 of the month of December, A.D. 2013.

Astrid Hultgren Curtis  
Astrid Hultgren Curtis

Astrid Maria Justina Curtis  
Astrid Maria Justina Curtis

Signed, Sealed and Delivered in the presence of:

Personally appeared the above named Astrid Hultgren Curtis and Astrid Maria Justina Curtis acknowledged the foregoing instrument to be their free act and deed.

London, England )  
Embassy of the United States ) ss: Great Britain and Northern Ireland } SS  
of America ) Embassy of the United States of America }  
City of London, ENGLAND )

On the 03 day of December, 2013, before me  
James Kuykendall, the Vice Consul of the United States of America,  
resident of the City of London, England, personally came Astrid Hultgren Curtis and Astrid  
Maria Justina Curtis, to me known, and known to me to be the individuals described in and who  
executed the foregoing instrument and they duly acknowledged the above instrument to be their  
free act and deed and that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the United States Embassy at the City of London, England, the day and year first above written.

Before me,  
James Kuykendall  
Name  
James Kuykendall  
Printed Name  
James Kuykendall  
Title

James Kuykendall  
Consul  
United States of America  
London, England  
Commission Indefinite

SEAL.

This document contains two pages,  
Each initialed by the grantor

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