

BOOK: OR 7219 PAGE: 541, # OF PGS: 3
07/19/2022 09:17:15 AM INSTR#: 2022010274
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX NOT PAID

RELEASE DEED

BRUCE C. ADAMS, whose mailing address is PO Box 90, Ellsworth, ME 04605, releases to **BRUCE C. ADAMS, TRUSTEE** of the **BRUCE C. ADAMS TRUST** dated July 20, 1995, as amended, whose mailing address is PO Box 90, Ellsworth, ME 04605, all of his right, title and interest in and to a certain lots or parcels of land, together with any buildings and improvements thereon, situated in the Town of Lamoine, Hancock County, Maine, described and attached hereto as Exhibit A and incorporated herein by reference.

The Grantor has hereunto set his hand and seal this 15 day of March, 2022.

Bruce C. Adams
BRUCE C. ADAMS

STATE OF MAINE
COUNTY OF HANCOCK

Personally appeared before me the above-named **BRUCE C. ADAMS** and acknowledged the foregoing instrument to be his free act and deed.

Melissa M. Hilde
Notary Public/Attorney-at-Law

Type or print name of Notary Public

My Commission Expires: 1/15/25

ME-2022-07094

EXHIBIT A TO RELEASE DEED

**BRUCE C. ADAMS
TO**

**BRUCE C. ADAMS, Trustee
of the BRUCE C. ADAMS BRUCE C. ADAMS TRUST**
dated July 20, 1995, as amended,

PROPERTY DESCRIPTION

Certain lots or parcels of land, together with the buildings and improvements thereon, situated in Lamoine, County of Hancock, State of Maine, and being more particularly bounded and described in a deed from Bruce C. Adams and Betty Adams to Bruce C. Adams and Betty Adams, as tenants in common, dated July 20, 1995, and recorded in the Hancock County Registry of Deeds in Book 2423, Page 159 as follows, to wit:

Certain lots or parcels of land situated in Lamoine, Hancock County, Maine, as shown on a plan of land entitled "Development Plan of Eagle Point", Lamoine, Hancock County, Maine, December 10, 1970, prepared by S. Sewall Webster, Jr., Land Surveyor, Me. Reg. No. 152, recorded at Hancock County, Maine, Registry of Deeds, in Plan Book 12, Page 61.

1. Lots 16, 17, 18A, 18B, 19A, 19B, 20 and 21, and the land between high and low watermark of Skillings River, which land extends seaward from the above conveyed premises, as shown on said Plan, subject however, to the rights of the public therein.

Reference is hereby made to deed dated March 1, 1969, from John H. Kief to Georgetown Associates, Inc., recorded in Book 1075, Page 621 of said Registry.

2. A strip land, identified on said Plan under the "ROAD LEGEND" AS "////// RIGHT OF WAY FOR OWNERS ABUTTING ONLY", bounded and described as follows: on the northeast by the southwesterly side line of an eight hundred thirty-five (835) foot long right of way, which is shown on said Plan; on the southeast by the northwesterly side lines of Lots 21, 20, 19A and 18A, which are shown on said Plan; on the southwest by the northeasterly side line of Lot 17; and on the northwest by the southeasterly side lines of Lots 18B, 19B and 16, which are shown on said Plan, and being the only area on said Plan which is hatch marked.

Together with and as appurtenant to the premises conveyed hereunder and every part thereof, in common with others, a free, open and unobstructed right of way for all purposes, including, but not limited to, the right to construct, install, alter, repair, maintain, operate and uses as a roadway and facilities for the transmission of electricity and voice, either by underground cables or by pole and wires, in and over all ways shown on said Plan, which ways extend easterly from Partridge Cove Road over land of John H. Kief and land of Eagle Point Association, which ways boarder the perimeter of a triangular lot designated on said Plan as "COMMON", and which way extends southerly to and along the northeasterly side line of said Lot 16 and the northeasterly side line of the above conveyed strip of land to its terminus at the northwesterly side line of said Lot 21.

Reference is hereby made to a warranty deed dated March 5, 1977 from Georgetown Associates, Inc. to Eagle Point Association, recorded in Book 1282, page 247 of said Registry.

The above described premises are conveyed SUBJECT HOWEVER to the restrictions set forth in the Declaration of Restrictions executed by Georgetown Associates, Inc., under date of May 15, 1974, recorded in said Registry in Book 1191, Page 732.

Reference is further made to a Deed of Distribution of even date from Bruce C. Adams, Personal Representative of the Estate of Betty Adams to Bruce C. Adams, recorded just prior hereto.