BK: OR 7334 PAGE: 477 # OF PGS: 4
07/16/2024 01:13:38 PM Inst # 2024008660
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATETRANSFER TAX PAID
eRecorded Document

HANCOCK COUNTY

QUITCLAIM DEED WITH COVENANT

DLN: _____

OTIS ABEL ENTERPRISES, LLC, a Maine limited liability company with a mailing address of 358 Douglas Highway, Lamoine, ME 04605, for consideration paid, GRANTS to **ROBERT E. TOLBERT and CHRISTY L. WRIGHT-TOLBERT**, both with a mailing address of 67 Browns Ridge Road, Ellijay, GA 30540, with QUITCLAIM COVENANT, as JOINT TENANTS, a certain lot or parcel of land, together with any and all structures and improvements situated thereon, and appurtenances thereto, situated in **Gouldsboro**, Hancock County, Maine, and being more particularly described on Exhibit "A" attached hereto.

Grantor's source of title is a deed from Diane Plourde to Otis Abel Enterprises, LLC dated November 29, 2021 and recorded in Book 7172, Page 263 of the Hancock County, Maine, Registry of Deeds.

TOGETHER WITH all rights, easements, privileges and appurtenances belonging to the granted estate.

IN WITNESS WHEREOF, the said Otis Abel Enterprises, LLC has caused this deed to be signed by Alice F. Workman, its member, duly authorized this 11th day of July, 2024.

OTIS ABEL ENTERPRISES, LLC

By: _____
Alice F. Workman
Its: Member, duly authorized

STATE OF MAINE
COUNTY OF HANCOCK, ss. July 11, 2024

Then personally appeared the above named, Alice F. Workman, member of Otis Abel Enterprises, LLC and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said company.

Before me,

Alison King

~~Notary Public~~ / Attorney at Law

Alison M. King – ME Bar #9904
Print Name / Affix Seal
My Commission Expires: n/a

HANCOCK COUNTY

EXHIBIT "A"
Deed from Otis Abel Enterprises, LLC to
Robert E. Tolbert and Christy L. Wright-Tolbert
22 Mill Pond Road
Gouldsboro, ME

A certain lot or parcel of land together with any and all structures and improvements situated thereon, and appurtenances thereto, situated in Gouldsboro, Hancock County, Maine and being the same premises as described in a deed from Diane Plourde to Otis Abel Enterprises, LLC dated November 29, 2021 and recorded in Book 7172, Page 263 of the Hancock County, Maine, Registry of Deeds and which premises are bounded and described as follows, to wit:

A certain lot or parcel of land, with all the improvements located thereon, situated on the westerly side of the Mill Pond Road in that portion of the Town of Gouldsboro, Hancock County, Maine known as Corea, bounded and described as follows to wit:

Beginning at a #5 rebar with surveyor's ID #1336 set in the ground near the westerly side of the Mill Pond Road on the northerly line of a lot of land conveyed to Susan M. Mayer and Karen Paul DAntonio from said Susan M. Mayer and Karen Paul DAntonio in a deed dated January 21, 2010 and recorded in the Hancock County Registry of Deeds in Book 5358, Page 169;

Thence N 40° 13' 05" W by and along said northerly line of land of Mayer and DAntonio one hundred nine and forty-nine hundredths (109.49) feet to a #4 rebar (capped with no inscription) found set in the ground;

Thence N 73° 58' 05" W by and along said northerly line of land of Mayer and DAntonio one hundred fifty-three and fifty-four hundredths (153.54) feet to a #4 rebar (capped with no inscription) found set in the ground on the easterly line of a lot of land conveyed to Ruellen Booher Eisen from Jenifer H. Stevenson in a deed dated October 31, 2016 and recorded in said Registry in Book 6667, Page 184;

Thence N 15° 30' E by and along said easterly line of land of Eisen one hundred five and seventy-five hundredths (105.75) feet to a #5 rebar with surveyor's ID #1336 set in a drill hole found set in the center of a "B" found scribed in a large field stone at an angle point in the southerly line of a lot of land conveyed to William T. Frantz and Kevin L. Dumas, as Co-Trustees, from Paul L. Cornell, Jr., Esquire in a Deed of Distribution dated January 27, 2005 and recorded in said Registry in Book 4141, Page 208;

Thence S 64° 30' E by and along said southerly line of land of Frantz and Dumas two hundred fifty-three and eighteen hundredths (253.18) feet to a #5 rebar with surveyor's ID #1336 set in the ground near the aforementioned westerly side of the Mill Pond Road, being N 17° 56' 35" E one hundred twenty-five and zero tenths (125.0) feet from the rebar at the point of beginning;

Thence continuing same course (S 64° 30' E) by and along said southerly line of land of Frantz and Dumas fifteen (15) feet, more or less, to the centerline of said Mill Pond Road;

Thence running in a southerly direction by and along said centerline of Mill Pond Road one hundred thirty (130) feet, more or less, to a point which bears S 40° 13' 05" E from the rebar at the point of beginning;

Thence N 40° 13' 05" W by and along the aforementioned northerly line of land of Mayer and DAntonio fifteen (15) feet, more or less, to the rebar at the point of beginning and containing 0.6 acres, more or less.

The above-mentioned bearings are oriented to Magnetic North 2021.

That portion of the above-described which is situated within the limits of the Mill Pond Road is subject to the rights of the public.

COPY
LUCK COUNTY