

TRANSFER TAX PAID

Receipt # 183466



BK 5230 PG 178
Instr # 2025-8144
09/29/2025 12:56:49 PM
Pages 4

Tammy C. Gay Registrar of Deeds
WASHINGTON COUNTY

PREPARED BY:

Matthew Flowers
19 Stony Brook Way
Bar Harbor, Maine
04609

RETURN TO:

Matthew Flowers
19 Stony Brook Way
Bar Harbor, Maine
04609

ASSESSOR'S PARCEL NUMBER:

Book 5063, Page 266

Blank Space Above Line Reserved For Recorder's Use

MAINE QUITCLAIM DEED

COVER PAGE

DATE: 8/6/25

PROPERTY ADDRESS: 115 Wyman Rd, Milbridge, Maine, 04658

GRANTOR: Matthew Flowers

MAINE QUITCLAIM DEED WITHOUT COVENANT

State of Maine

County of Washington

THIS QUITCLAIM DEED, dated 8/6/25

the Grantor, identified as follows:

Name: **Matthew Flowers**

Address: 19 Stony Brook Way, Bar Harbor, Maine, 04609

Marital Status: Single (Divorced)

AND the Grantee, identified as follows:

Name: **Lisa Esposito**

Address: 115 Wyman Rd, Milbridge, Maine, 04658

Marital Status: Single (Divorced)

Legal description of the property:

"Beginning at a corner bound on the West side of said road 5 1/2 rods northerly by the road from the North line of the Moses H. Small homestead lot, so-called, and about 8 feet southerly of an

old well and running S 64' W, 26 rods to a large split rock;

Thence S 14' W, 3 rods to the South line of original lot;

Thence West on said South line 27 rods 20 links to a corner;

Thence North by land formerly owned by Henry S. Foster, 24 1/4 rods to a corner on the North side of a brook;

Thence easterly to a marked fir tree and thence to a marked stump at the West side of said road;

Thence South by said road to point of beginning, containing 8 acres, more or less.

Subject to any utility easements of record."

Commonly known as: 115 Wyman Rd, Milbridge, Maine, 04658.

WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid to the Grantor by the Grantee, the receipt of which is hereby acknowledged, does remise, release, bargain, sell, and forever quitclaim to the Grantee all of Grantor's right, title, interest, and claim in or to the above-described property.

TOGETHER with all and singular the rights and appurtenances thereto in any wise belonging.

TO HAVE AND TO HOLD the aforesaid property unto the Grantee, and the heirs, successors, and assigns of Grantee, so that neither Grantor nor Grantor's heirs, administrators, executors, successors, or assigns will have, claim, or demand any right or title to said property or any part thereof.

IN WITNESS WHEREOF, the Grantor has duly executed this Deed on the day and year first above written.

Signature: _____

Matthew Flowers

Print Name: Matthew Flowers

NOTARY ACKNOWLEDGMENT:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which the certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Maine

County of Hancock

On this 6th day of AUGUST, 2025 before me, personally appeared, Matthew R Flowers who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within Quitclaim Deed instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Maine that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Jyothsna (SEAL)

Notary Signature

Jyothsna

Notary Printed Name JO GOLLAPINNI

My Commission Expires: FEBRUARY 8, 2026

Jyothsna Gollapinni
Notary Public, State of Maine
My Commission Expires February 8, 2026



SEAL