

BOOK: OR 7251 PAGE:470, # OF PGS: 4
 01/12/2023 02:07:45 PM INSTR#: 2023000403
 JULIE A. CURTIS, REGISTER OF DEEDS
 HANCOCK COUNTY MAINE
 MAINE REAL ESTATE TRANSFER TAX PAID
 eRecorded Document

TRUSTEE'S DEED OF SALE

DLN: 1002340223895

KNOW ALL MEN BY THESE PRESENTS, that **PETER F. BONO** and **BEVERLY A. BONO**, whose mailing address is 7 Junco Drive, Topsham, ME 04086, in their capacity as Trustees of the **PETER F. BONO REVOCABLE TRUST dated March 30, 2000** and **BEVERLY A. BONO REVOCABLE TRUST dated March 30, 2000**, as amended, by the powers granted by law and pursuant to said Trust and every other power, for consideration paid, GRANT to **HANNAH SOMES BABCOCK**, whose mailing address is P.O. Box 745, Mount Desert, ME 04660, a certain lot or parcel of land, together with all improvements thereon, situated in the **Bar Harbor**, Hancock County, Maine, and bounded and described in EXHIBIT A, attached hereto and made a part hereof.

Together with all rights, easements, privileges and appurtenances belonging to the granted estate.

Certificate of Trust Pursuant to 18-B M.R.S. § 1013:

We, Peter F. Bono and Beverly A. Bono, by signing this deed, hereby certify that i) Peter F. Bono and Beverly A. Bono are the Settlers of our Trusts (ii) We are the Trustees of said Trusts; (iii) the Trusts exists as of the date of this deed; (iv) We have power under said Trusts to convey any trust asset in our sole discretion and need no consent from any beneficial interests; (v) We are the current Trustees authorized to execute or otherwise authenticate any and all documents in the exercise of our power; (vi) in making this conveyance, we have in all respects acted in pursuance of the authority granted in and by said Trusts; (vii) the Trusts have not been revoked, modified, amended or terminated in any way that would cause the representations contained in this certificate to be incorrect; and (viii) These Trust are governed by the laws of the State of Maine.

WITNESS our hands and seals in our aforesaid capacity, this 10th day of January, 2023.


 Peter F. Bono, Trustee

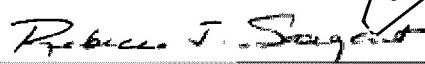

 Beverly A. Bono, Trustee

State of Maine
 County of Hancock

January 10, 2023

Then personally appeared the above-named Peter F. Bono and Beverly A. Bono, severally, and acknowledged the foregoing instrument to be their free act and deed, in their individual capacity and in their capacity as Trustees.

Before me,

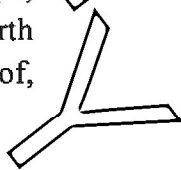

 Notary Public/Attorney at Law

Rebecca J. Sargent Esq
 Notary Public, State of Maine
 My Commission Expires 4/28/2026

EXHIBIT "A"

A certain lot or parcel of land, together with improvements and buildings thereon, situated in Hulls Cove, Town of Bar Harbor, Hancock County, Maine, being more particularly bounded and described in a deed from Nina E. Horner to Peter F. Bono and Beverly A. Bono, deed dated April 1, 1996, recorded in the Hancock County Registry of Deeds in Book 2513, Pages 81-83, as follows:

Beginning at an iron rod driven into the ground at the southwesterly corner of land now or formerly of Diocese of Maine, and in the easterly sideline of Maine State Route #3; thence South sixty-eight degrees seventeen minutes twenty-six seconds East (S. 68° 17' 26" E.), but always following a southerly sideline of said Diocese of Maine land, two hundred fifty-seven and twenty-three hundredths (257.23) feet to an iron pipe driven into the ground; thence North twelve degrees forty minutes seven seconds East (N. 12° 40' 07" E.), but always following the easterly sideline of said Diocese of Maine land, fourteen and eighty-two hundredths (14.82) feet to an iron pipe driven into the ground in the westerly sideline of land now or formerly of David E. and Patricia J. Harrison; thence South four degrees thirty minutes East (S. 04° 30' E.), but always following the westerly sideline of said Harrison land, four hundred and twenty-five hundredths (400.25) feet to a point in the northerly sideline of Syndicate Road, so-called, and at the southwesterly corner of said Harrison land, said point bearing North four degrees thirty minutes West (N. 04° 30' W.) of, and three and seventy-eight hundredths (3.78) feet from, an iron pipe driven into the ground; thence westerly, but always following the northerly sideline of Syndicate Road, one hundred thirty (130) feet, more or less, to an angle point, said angle point bearing South eighty-four degrees zero minutes fifteen seconds West (S. 84° 00' 15" W.) of, and one hundred twenty-eight and ninety-seven hundredths (128.97) feet from the said point at the southwesterly corner of said Harrison land; thence South thirteen degrees five minutes one second West (S. 13° 05' 01" W.), thirty-three and thirty-one hundredths (33.31) feet to a stone bound set in the ground in the northerly sideline of land now or formerly of M/S Property Trust; thence westerly, but always following the southerly sideline of Syndicate Road and the northerly sideline of said M/S Property Trust land, one hundred thirty-five (135) feet, more or less, to an iron rod driven into the ground at the northeasterly corner of land now or formerly of Vera Mitchell and Whitney Austin; thence westerly, but always following the southerly sideline of Syndicate Road, and the northerly sideline of said Mitchell and Austin land, one hundred seventeen (117) feet, more or less, to a point in the easterly sideline of Maine State Route #3, said point bearing North seventy-nine degrees twenty-six minutes thirty-five seconds West (N. 79° 26' 35" W.) of,



and two hundred fifty-one and sixty-five hundredths (251.65) feet from, the said stone bound set in the ground in the northerly sideline of said M/S Property Trust land; thence northerly, but always following the easterly sideline of Maine State Route #3, four hundred ninety-two (492) feet, more or less, to the iron rod driven into the ground at the point of beginning, said iron rod bearing North twelve degrees fifty-two minutes twenty-eight seconds East (N. 12° 52' 28" E.) of, and four hundred ninety-one and eighty-eight hundredths (491.88) feet from, the last mentioned point on the easterly sideline of Maine State Route #3. The foregoing description is derived from the survey entitled "Plan Showing Property for Peter F. and Beverly A. Bono at Hulls Cove, Bar Harbor, Hancock County, Maine," dated March, 1996 and prepared by Edward B. Jackson, PLS #1091.

The above-described premises are conveyed SUBJECT to a right of way, two rods wide, extending along a portion of the southerly sideline of the above-described premises to Maine State Route #3, as depicted on said survey, said way to be used by the grantees herein, their heirs and assigns, and by others having similar rights therein.

The above-described premises are conveyed SUBJECT to and TOGETHER WITH the benefit of all the rights, privileges, easements, covenants, restrictions, provisions, agreements and stipulations set out in the deed from Ethel McLane Hoffman and Katharine Lee Warfield to John Witcomb and Ruth W. Witcomb, dated July 25, 1939 and recorded in Book 668, Page 172 in the Hancock County, Maine, Registry of Deeds, to which deed reference is hereby made for a more particular description and incorporated herein.

The above-described premises are conveyed SUBJECT to the rights, privileges and easement described in the instrument from H. Lee Judd and Nina E. Judd to Bangor Hydro-Electric Company dated March 4, 1987 and recorded in Book 1632, Page 323 in said Registry of Deeds.

Reference is hereby made to the deed from H. Lee Judd to Nina E. Horner, dated June 20, 1991 and recorded in Book 1876, Page 420 in said Registry of Deeds.

Also being the same premises as described in the following deeds:

1. Warranty Deed from Peter F. Bono and Beverly A. Bono to Peter F. Bono and Beverly A. Bono, Trustees of the Peter F. Bono Revocable Trust dated March 30, 2001 and Beverly A. Bono Revocable Trust dated March 30, 2001, deed dated October 26, 2001 recorded in the Hancock County Registry of Deeds in Book 3182, Page 13; and
2. Corrective Warranty Deed Peter F. Bono and Beverly A. Bono to Peter F. Bono and Beverly A. Bono, Trustees of the Peter F. Bono Revocable Trust dated March 30, 2000 and Beverly A. Bono Revocable Trust dated March 30, 2000, deed dated January 14, 2002 recorded in the Hancock County Registry of Deeds in Book 3235, Page 140. The purpose of this deed is to correct the deed recorded in Book 3182, Page 13 to reflect a typographical error on the date of the trusts.