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JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX PAID
eRecorded Document

QUITCLAIM DEED WITH COVENANT
DLN: 1002440284632

CLIFFORD C. CARTER and LISA J. B. CARTER, whose mailing address is P. O. Box 1493, Ellsworth, Maine 04605, for consideration paid, grants **HAILEE B. CARTER**, having a mailing address of P.O. Box 1491, Ellsworth, Maine 04605, with QUITCLAIM COVENANTS, a certain lot or parcel of land, together with any buildings thereon, situated in the Town of Ellsworth, Hancock County, Maine, described and attached hereto as Exhibit A and incorporated herein by reference.

The Grantor has set his hand and seal this 20 day of August, 2024.


Clifford C. Carter


Lisa J. B. Carter

STATE OF MAINE
COUNTY OF HANCOCK

August 20, 2024

Personally appeared before me, the above-named Clifford C. Carter and Lisa J. B. Carter and acknowledged the foregoing instrument to be their free acts and deeds.


CHANSAVANNY McNALLY
Notary Public, State of Maine
My Commission Expires 12/18/2025

EXHIBIT A

Property: 345 Gary Moore Road, Ellsworth, Maine 04605

A certain LOT or PARCEL of land situated on the easterly side of Gary Moore Road, situated in the City of Ellsworth, Hancock County, Maine, bounded and described as follows, to-wit:

BEGINNING at a Drill Hole found in a 8'x6' large boulder lying forty-two (42) feet, more or less, from the easterly right of way line of Gary Moore Road and being on the southerly line of land as described in a deed from Maria J. Hall as Personal Representative of the Estate of James Harvey Wight to Nuncio J. & Dixie C. Lucca, dated June 21, 2012, and recorded at the Hancock County Registry of Deeds in Book 5844, Page 82; said drill hole having Maine State Plane Coordinates (NAD83(2011)) of Northing: 359652.05 and Easting: 1001762.52;

THENCE North 77 degrees 52 minutes 26 seconds East, by and along said southerly line of land of Lucca, two hundred eighty-two and ninety-four hundredths (282.94) feet to a #5 Rebar found set in the ground on the westerly line of land as described in a deed from Henry Howard Dunn to The Henry Howard Dunn Trust and The Freda Mavis Dunn Trust, dated April 19, 2000 and recorded at said Registry in Book 2912, Page 324;

THENCE South 09 degrees 30 minutes 11 seconds East, by and along said westerly line of land of the Dunn Trusts, three hundred fifty and zero hundredths (350.00) feet to a Herrick & Salsbury, Inc., capped Rebar set in the ground in 2021;

THENCE South 77 degrees 52 minutes 26 seconds West, through the remaining land as described in a deed from Maria J. Hall as Personal Representative of the Estate of James Wight to Clifford C. & Lisa J. B. Carter, dated March 31, 2010 and recorded at said Registry in Book 5392, Page 173, four hundred eighteen and thirty-four hundredths (418.34) feet to a Herrick & Salsbury, Inc., capped Rebar set in the ground in 2021; said rebar being South 11 degrees 17 minutes 26 seconds West three hundred eighty-one and one hundredths (381.01) feet from the point of beginning;

THENCE continuing the same course (South 77 degrees 52 minutes 26 seconds West), through said remaining land of Carter, seven (7) feet, more or less, to said easterly right of way line of Gary Moore Road;

THENCE in a generally northeasterly direction, by and along said easterly right of way line of Gary Moore Road, three hundred sixty-nine (369) feet, more or less, to a point which lies South 77 degrees 52 minutes 26 seconds West of the point of beginning;

THENCE North 77 degrees 52 minutes 26 seconds East, by and along said southerly line of land of Lucca, forty-two (42) feet, more or less, to the point of beginning and containing 3.0 acres, more or less.

BEARINGS in the above described are oriented to Grid North, Maine East Zone, NAD83 (2011).

TOGETHER WITH any rights in and to the land between the sidelines of the above described 3.0-acre lot of land extended in a generally westerly direction to the centerline of Gary Moore Road.

Subject to any rights of Bangor Hydro-Electric Company over the apparent 100 foot wide (as cleared) Electrical Transmission right of way.

The above-described 3.0-acre lot of land being a PORTION OF land as described in a deed from Maria J. Hall as Personal Representative of the Estate of James Wight to Clifford C. & Lisa J. B. Carter, dated March 31, 2010 and recorded at the Hancock County Registry of Deeds in Book 5392, Page 173.