



BOOK: OR 7261 PAGE:28, # OF PGS: 2
03/30/2023 10:36:49 AM INSTR#: 2023003072
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX PAID
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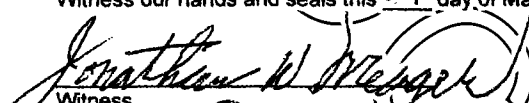
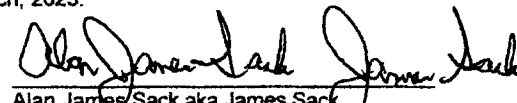

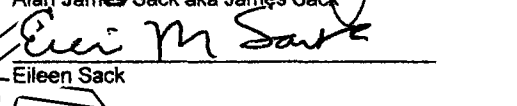
WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, THAT **Alan James Sack, aka James Sack** and **Eileen Sack** of Surry, State of Maine, for valuable consideration paid, the receipt and sufficiency whereof is hereby acknowledged, hereby grant unto **Denise Sevigny**, having a mailing/address of 1825 Arborwood Avenue, Bend, OR 97702, with **WARRANTY COVENANTS**, the land with any buildings thereon, situated in Surry, County of Hancock and State of Maine, described as follows:

PROPERTY DESCRIBED IN "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF

Meaning and intending to convey the same premises conveyed to James Sack (aka Alan James Sack) and Eileen Sack by virtue of deed of Salois Brown, LLC dated November 22, 2005 and recorded in the Hancock County Registry of Deeds in Book 4355, Page 153.


Witness our hands and seals this 24 day of March, 2023.

 Jonathan W. Meyer Witness	 Alan James Sack aka James Sack
 Shaya Ct Witness	 Eileen M. Sack Eileen Sack

State of NY
County of Saratoga

March 24th, 2023

Personally appeared before me the above-named **Alan James Sack** and **Eileen Sack** and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Notary Public / Attorney at Law
Printed Name: Tamara McDonough
My Comm. Exp: 11/11

TAMARA McDONOUGH
Notary Public, State of New York
Qualified in Saratoga County
5003460
Commission Expires October 14, 2024

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EXHIBIT A

A certain lot or parcel of land situated in the Town of Surry, Hancock County, Maine, bounded and described as follows:

Beginning at a threaded rod with surveyor's ID #1052 found set in the ground on the westerly side of the Newbury Neck Road and on the southerly line of land conveyed in a deed from Paul A. Danielson, Jr. and Frances H. Danielson to David and Patricia Hollenberg, dated April 6, 1972 and recorded in Book 1139, Page 381 at the Hancock County Registry of Deeds; thence North 78 degrees 29 minutes 55 seconds West, by and along the southerly line of land of said Hollenberg six hundred sixteen and sixty-two hundredths (616.62) feet to a threaded rod with surveyor's ID #1052 found set in the ground on the easterly line of land conveyed in a deed from George Sopkin and Carol B. Sopkin to the Sopkin Family Limited Partnership, dated June 23, 1994 and recorded in Book 2319, Page 119 at said Registry; thence South 4 degrees 09 minutes 45 seconds East, by and along the easterly line of land of said Sopkin, two hundred sixty-five and seventy-eight hundredths (265.78) feet to an iron bolt set in the ground at the northeasterly corner of land conveyed in a deed from R. Boyd Thompson and Joanne S. Thompson to Maximiliaan J. and Ruth B. Brenninkmeyer, dated June 2, 1997 and recorded in Book 2655, Page 218 at said Registry; thence South 75 degrees 48 minutes 00 seconds East, by and along the northerly line of remaining land of said Salois Brown, LLC, six hundred nine and forty hundredths (609.40) feet to an iron bolt set in the ground, which bolt lies South 1 degree 08 minutes 45 seconds East and two hundred ninety-one and sixty-eight hundredths (291.68) feet from the threaded rod at the point of beginning; thence continuing the same course (South 75 degrees 48 minutes East) thirty-eight (38) feet, more or less, to the centerline of the traveled way of Newbury Neck Road; thence generally northerly, by and along said centerline, two hundred ninety-six (296) feet, more or less, to a point which lies South 78 degrees 29 minutes 55 seconds East of the point of beginning; thence North 78 degrees 29 minutes 55 seconds West twenty-seven (27) feet, more or less, to the point of beginning and containing 4.0 acres, more or less.

The hereinabove described premises is conveyed SUBJECT TO the following restrictive covenants (not conditions subsequent):

1. No mobile homes shall be placed or maintained on the premises.
2. The lot herein conveyed shall not be further subdivided.

That portion of the above-described contained within the limits of said Newbury Neck Road is subject to the rights of the public.

