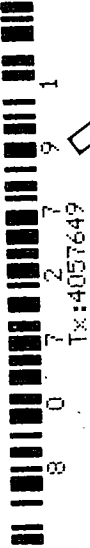




LEGEND
 PARCEL NUMBERS 1
 ADJACENT MAPS 25
 MATCH LINE 25

For Assessment Purposes
 Not to be used for Conveyances

PROPERTY MAP
TOWN OF DEER ISLE
 HANCOCK COUNTY, MAINE
 PREPARED BY
JAMES W. SEWALL COMPANY OLD TOWN, MAINE
 SCALE 1 INCH = 100 ± FEET



HANCOCK COUNTY MAINE

QUITCLAIM DEED WITH COVENANT

DLN#: 1001840046382

GEORGE W. TORREY, III, having a mailing address of 114 Center District Crossroad, Deer Isle, Maine 04627, and VINAL D. TORREY, having a mailing address of P.O. Box 238, Deer Isle, Maine 04627, for consideration paid, GRANT to VINAL D. TORREY and GRACE L. TORREY, husband and wife, both having a mailing address of P.O. Box 238, Deer Isle, Maine 04627, as JOINT TENANTS, with QUITCLAIM COVENANT, a certain lot or parcel of land, together with the buildings and improvements thereon, situated in Deer Isle, Hancock County, Maine, bounded and described as follows:

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GLT

FIRST LOT: Commencing at the intersection of the State highway and Green's Lane, so called: Thence in a generally easterly direction following the northerly sideline of said Green's Lane a distance of three hundred eighty (380) feet, more or less, to land now or formerly of Eugene A. Green; thence in a generally northerly direction but always following the westerly sideline of said land of Eugene A. Green a distance of one hundred (100) feet, more or less, to land now or formerly of Elmer P. Spofford; thence in a generally westerly and southwesterly direction but always following said land now or formerly of said Spofford and land now or formerly of S. S. Scott to said State highway; thence in a generally southerly direction but always following the easterly sideline of said highway to the point of beginning; together with the buildings thereon.

Together with a right of way in common with others over a strip of land one (1) rod in width leading from Deer Isle village through Green Lane, so called, to Lily Pond as devised to said William S. Green in common with others under paragraph Second of the Will of his mother, Lydia T. Green, late of said Deer Isle, deceased.

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SECOND LOT: Bounded on the North by the Old Spofford Store Lot, so called; on the south by premises now or formerly of Jennie L. Wasgatt; on the East by the State highway and on the West by the sea, containing six thousand (6,000) square feet, more or less.

SUBJECT to a certain easement for a well given by George W. Torrey, Jr. and Marvel Torrey to Alice W. Loesch dated June 12, 1987,

HANCOCK COUNTY MAINE

and recorded at the Hancock County Registry of Deeds in Book 1641, Page 330.

SUBJECT to restrictive covenants as described in Agreement between George W. Torrey, III, Vinal D. Torrey and Marvel Torrey, and Guy Gerhard, effective July 1, 2004, recorded at said Registry in Book 3974, Page 166, specifically that no structures shall be erected, placed or maintained upon said premises.

EXCEPTING that portion conveyed from George W. Torrey, III, Vinal D. Torrey and Marvel Torrey to Guy Gerhard, dated July 21, 2005 recorded at said Registry in Book 4261, Page 58, described as follows:

Beginning at an iron bolt set in the ground at or near the northwesterly sideline of State Route 15A, which bolt marks the most easterly comer of land of this Grantee, Guy Gerhard, described as conveyed in deed of Alice W. Loesch to said Guy Gerhard dated November 6, 2002, and recorded in Book 3456, Page 76 of the Hancock County, Maine, Registry of Deeds; thence North forty-eight degrees fifty-six minutes West (N. 48° 56' W.), but at all times by and along the northeasterly sideline of said premises of said Grantee, eighty-nine (89) feet, more or less, to an iron bolt set in the bank of the shore of Northwest Harbor, so-called; thence continuing on same course of North forty-eight degrees fifty-six minutes West (N. 48° 56' W.) to high water mark of said Northwest Harbor; thence in a generally northeasterly direction approximately twelve (12) feet; thence South forty-eight degrees fifty-six minutes East (S. 48° 56' E.), but at all times twelve (12) feet from and parallel to the first course hereinabove mentioned and being the northeasterly sideline of said land of said Grantee, to a point at or near the northwesterly sideline of said Route 15A; thence in a generally southwesterly direction by and along said northwesterly sideline of said Route 15A to the iron bolt marking the point of beginning.

Together with all right, title and interest of the Grantors in and to the shore and flats adjoining the above-described premises and lying between high water mark and low water mark and between the sidelines thereof produced to low water mark in accordance with the laws of the State of Maine.

Meaning and intending to convey a strip of land twelve (12) feet in width, the southwesterly and northeasterly sidelines thereof being parallel.

The above description is based upon a survey plan by Richard A. Buxton, C.E. dated December, 1966, and entitled "Property of Maude Robbins, Deer Isle Village, Maine."

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MEANING AND INTENDING TO CONVEY and hereby conveying the remaining portion of the premises described in a deed from George W. Torrey, Jr. and Marvel Torrey to George W. Torrey, III and Vinal D. Torrey, dated August 16, 1988, recorded at the Hancock County Registry of Deeds in Book 1709, Page 666. The life estate reserved held by George W. Torrey, Jr. and Marvel Torrey was terminated by their deaths on January 9, 2002 and August 14, 2017, respectively.

WITNESS our hands and seals this 13th day of December, 2018.

George W. Torrey III
George W. Torrey, III

Vinal D. Torrey
Vinal D. Torrey

STATE OF MAINE
COUNTY OF HANCOCK

Dec. 13th, 2018

Then personally appeared the above named GEORGE W. TORREY, III and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Brandi M. Candage
Notary Public

Type or print name of Notary

Brandi M. Candage
Notary Public, State of Maine
My Commission Expires February 19, 2025

My commission expires:

③ Ret/
Ellen Best

VT ELT



Fact Sheet: Arsenic Treated Wood

Department of Health and
Human Services
11 State House Station
Augusta, ME 04333

Maine CDC
Environmental and
Occupational Health Program
Toll Free in Maine: 866-292-3474
Fax: 207-287-3981
TTY: 207-287-8066
Email: ehu@maine.gov

IF YOU WORK WITH CCA WOOD

- **NEVER** burn CCA wood.
- Wear gloves when handling CCA wood
- Wear a dust mask when sanding or cutting CCA wood
- Don't work with CCA wood in an enclosed area (like a garage)

Apply a coating to seal the wood every 1-2 years

TO LEARN MORE

Eric Frohberg
Environmental and
Occupational Health
Program
Maine CDC
Toll-free in Maine 866-
292-3474
TTY: 207-287-8066
www.maine.gov/dhhs/
eohp

Does Your New Home Have Arsenic (CCA) Treated Wood?

About half of all Maine homes have a deck, or playground or some other structure that is made of wood treated with arsenic. This wood is called "CCA pressure-treated wood" or just "pressure-treated" wood. The wood was treated with arsenic to protect against rot and insects.

Too much arsenic can cause cancer. So it is good to prevent arsenic getting into your body when you can. When you touch wood treated with arsenic, you can get arsenic on your hands. The arsenic on your hands can get into your mouth if you are not careful about washing before eating. Young children are most at risk because they are more likely to put their hands in their mouths. The good news is that there are simple things you can do to protect yourself and your family from arsenic treated wood. This fact sheet will tell you how.



Children touching unsealed treated wood, and then putting their hands in their mouths is the biggest concern.

First: Does your house have arsenic treated (CCA) wood?

When arsenic treated wood is new, it tends to have a greenish tint. When CCA wood is older, it is harder to tell. Ask your realtor if the seller knows whether CCA wood was used. You can also test the wood to find out if it contains arsenic. Call us to find out how.

Second: If so, reduce contact with the arsenic.

You can lower the amount of arsenic on the surface of the wood by applying a coating on the wood every 1-2 years. Oil-based sealants, varnishes, or polyurethane work best for sealing arsenic in the wood. Be sure to wash your children's hands when they finish playing on or near CCA wood.

Third: If you have any questions, call us toll-free in Maine: 866-292-3474

Common Questions

What is CCA wood?

CCA wood is made by dipping the wood in a mixture of chemicals. These chemicals include chromium, copper, and arsenic. This protects the wood against insects and rot. This wood is known as CCA wood or "pressure treated" wood. Most pressure treated wood in the U.S. is CCA wood. After December 31, 2003, no more CCA wood will be made for use around homes. CCA wood may still be sold for home use until April 1, 2004 in the state of Maine.

What is Arsenic?

Arsenic is found in soil and rocks. Most people get a little arsenic every day from the food they eat. Also, some people have arsenic in their private wells, which is why it is important that anyone with a well have it tested for arsenic. People who are exposed to too much arsenic over many years are more likely to get cancer.

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Have you tested your well water for arsenic?



Your water looks, smells and tastes fine. So why do you need to test it?

It is hard to believe that water that looks, smells and tastes fine may not be safe to drink. But the truth is that 1 in 10 wells in Maine has water that is high in arsenic. There are wells high in arsenic in all parts of Maine.

Protect your family. Test your well for arsenic every 3 to 5 years.

How to Test Your Well Water

1. Call a lab.

- Call a certified lab and ask for an arsenic test kit for your well water. You can find a lab at this website: wellwater.maine.gov. Or call the Maine Lab Certification Officer at 207-287-1929.
- If you have never tested your well water for bacteria, nitrites and nitrates, or other chemicals like radon, uranium and flouride, ask your lab for a test kit for all of these.

2. Do the test.

- Your test kit will arrive in the mail. It will have empty bottles, directions and forms to fill out.
- Follow the directions and mail the bottles back to the lab with the forms.

3. Get your results.

- Your test results will come to you in the mail.
- If you have too much arsenic in your water, or if you are not sure you understand your test results, call 866-292-3474 (toll-free in Maine) or 207-287-4311 to speak to an expert.

Why Arsenic is Bad

People who drink water with too much arsenic for many years are more likely to get cancer. Arsenic can cause skin, bladder and lung cancers.

It may cause low birthweight and affect brain development in babies if pregnant women drink water with too much arsenic in it. Arsenic can also affect brain development in young children. Other problems from drinking water with very high arsenic levels include: stomach pain, nausea, diarrhea, numbness or tingling in the hands and feet and changes in skin.

Your chance of having any of these health problems depends on:

- how much arsenic is in your water;
- how much water you drink;
- how long you have been drinking the water.

Solving Arsenic Problems

There are actions you can take to protect your family if your water has too much arsenic. First, you can switch to bottled water for drinking and making drinks. This will allow you time to decide if you want to install a water treatment system.

Call us at 866-292-3474 (toll-free in Maine) or 207-287-4311 if you have high arsenic. We can help you decide how to solve the problem.

Protect your family. Test your well.

- For more information: wellwater.maine.gov
- Call for advice: **866-292-3474 • TTY: Call Maine Relay 711**



March 2020