

RELEASE DEED

I, GAILE F. COLBY, of Cranberry Isles, Hancock County, Maine, for consideration paid, GRANT and RELEASE to EILEEN RUTH COLBY RICHARDS of Cranberry Isles, Hancock County, Maine, with Quitclaim Covenant, all my right, title and interest in and to certain lots or parcels of land together with any and all structures and improvements situated thereon, situated in Great Cranberry Island, Cranberry Isles, Hancock County, Maine, being more particularly described on Exhibit "A" attached hereto.

Grantor's source of title is a deed from Ruth L. Stanley to Royal E. Colby and Gaile F. Colby dated March 30, 1965 and recorded in Book 984, Page 82 of the Hancock County, Maine, Registry of Deeds.

Royal E. Colby died in 1977 and Gaile F. Colby is the surviving joint tenant.

This conveyance is an interfamily transfer, parent to child, and complies with the Maine Improvident Transfer Act (Title 33, M.R.S.A. 1021, et seq.).

WITNESS my hand and seal this 28th day of October 2009.

Gaile F. Colby
GAILE F. COLBY

STATE OF MAINE
COUNTY OF HANCOCK

28 October 2009

Personally appeared the above named GAILE F. COLBY and acknowledged the foregoing instrument as her free act and deed.

Before me,

My Commission Expires:

7/6/2012

Richard F. Beal
Notary Public

Richard F. Beal
State of Maine
Dedimus Justice / Notary Public
My Commission Expires 7/6/2012
Print Name / Affix Seal



EXHIBIT "A"

Property of Gaile F. Colby
To be conveyed to Eileen Ruth Colby Richards
Great Cranberry Island
Cranberry Isles, Maine

Certain lots or parcels of land together with any and all structures and improvements situated thereon situated in Cranberry Isles, Hancock County, Maine and being the same premises as described in a deed from Ruth L. Stanley to Royal E. Colby and Gaile F. Colby dated March 30, 1965 and recorded in Book 984, Page 82 of the Hancock County, Maine, Registry of Deeds in which deed said premises are bounded and described as follows, to wit:

"a certain lot or parcel of land, together with the buildings thereon, situated on Great Cranberry Island, in said Town of Cranberry Isles, and bounded and described as follows:

Beginning at a stake in the north line of the road leading to the homestead of the late Amos Howard and following said road line south fifty-six degrees fifteen minutes west twenty-eight and twenty-four one hundredths rods to a stake; thence North thirty-six degrees thirty minutes West six and seventy-two one-hundredths rods to a stake; thence north fifty-one degrees east twenty-nine and twelve one-hundredths rods to a stake; thence south thirty-two degrees east nine rods and thirty-six one-hundredths to the first mentioned bound, and containing one and three eighths acres, more or less.

Being the same property conveyed to Jennie Antonisen by Amanda M. and John G. Bunker, by Warranty Deed dated June 30, 1896, recorded in the Registry of Deeds for Hancock County, Book 377, Page 44.

Also, two other lots or parcels of land on said Great Cranberry Island, bounded and described as follows:

First Lot: Commencing at the northeast corner of a lot of land of said Bunker on line of land of Charles W. Bracy, and following said Bracy's land (now owned by White) north twenty-nine and one-half degrees west one hundred and thirty-seven feet to line of land of Leander R. Bunker (formerly); thence by the southerly line of land formerly of said Leander R. Bunker south eighty-five degrees west three hundred and eighteen feet to a stone post; thence south twenty-nine and one-half degrees east and parallel with the first named line three hundred and twenty-three feet to land formerly of said John M. Bunker; thence north seventy degrees east by the north line of land formerly of said John M. Bunker two hundred eighty-three feet to the point of beginning, and containing one and one-half acres, more or less.

Second: Commencing at the northwest corner of lot of land of John M. Bunker (formerly); thence north thirty degrees west seventy-five feet to a stake; thence north seventy degrees east and parallel with the the north line of the former said John M. Bunker's lot two

hundred and one feet to the west line of the first above described lot; thence south twenty-nine and one-half degrees east seventy-six feet to line of land formerly of said John M. Bunker; thence westerly by said former John M. Bunker's line to point of beginning and containing fifteen thousand four hundred seventy seven square feet, more or less, together with the buildings thereon.

The two lots last described being the same property conveyed to John M. Bunker, by Alfred Cuthbert by Warranty Deed dated April 9, 1914, recorded in the Hancock County Registry of Deeds, Book 505, Page 211. And the sa,e premises conveyed by the said John M. Binker to Jennie Antonisen by Warranty Deed dated June 4, 1926, and recorded in said Hancock County Registry of Deeds, in Book 601, Page 514.

Meaning and intending to convey and hereby conveying, the above described premises, that were conveyed to Lindon E. Bunker, and to me, Ruth L. Bunker, formerly, now, Ruth L. Stanley, as joint tenants, and not as tenants in common, by Warranty Deed from Raymond A. Bunker, dated November 22, 1948, and recorded in Book 726, Page 204. Lindon H. Bunker, and Ruth L. Bunker were divorced by Virtue of a Decree of Divorce obtained by Ruth L. Bunker from Lindon H. Bunker, at the Hancock County, Maine, Superior Court, April Term, 1952."