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JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATETRANSFER TAX PAID

# WARRANTY DEED

**Luanne Dyer**, whose mailing address is 57 Fortune Circle, Surry, ME 04684, for consideration paid, grants to **TITU LLC**, a Maine Limited Liability Company with a mailing address of 16 Tannery Lane, Suite 21, Camden, ME 04843, with **Warranty Covenants**, the land, together with the buildings and improvements thereon, situated in **Surry**, Hancock County, State of Maine:

The following lots or parcels of land, with any buildings thereon, located in Surry, County of Hancock, State of Maine, bounded and described as follows:

FIRST PARCEL: "Beginning at a stake and stone on the shore of Toddy Pond, thence Easterly one hundred and six feet by land now or formerly of Walter King, to a stake and stone; thence Southerly seventy three feet, by land now or formerly of Ernest Blaisdell, to a stake and stone; thence in a Westerly direction one hundred and six feet to said Toddy Pond to a stake and stone; thence by said Pond seventy three feet to place of beginning. With the buildings thereon.

Together with the use of the right of way running from the highway to said above described lot.

SECOND PARCEL: Beginning at the northeast corner lot, now or formerly of Ralph Mitchell and then running in an easterly direction ten feet more or less to a right of way; thence seventy three feet in a southerly direction by said right of way; thence running in a westerly direction twelve feet more or less by line, now or formerly, of Ralph Mitchell and Edward Hamor, to a stake and stone; thence seventy three feet in a northerly direction to the place of beginning.

THIRD PARCEL: Beginning at a stake on the east side of a right of way, thence running east thirty feet to a stake; thence running southerly seventy feet more or less to a stake; thence westerly thirty feet to the right of way; thence running in a northerly direction seventy feet more or less by said right of way to the place of beginning, this lot being directly across the right of way from other land now or formerly of said Mitchell.

This conveyance is made subject to all easements of record including, but not limited to, two easements granted Bangor Hydro-Electric Company May 21, 1958, and recorded in Hancock County Registry of Deeds, Volume 818, Page 101, and July 17, 1953, recorded in said Registry of Deeds, Volume 757, Page 133.

Also conveying herein, except without warranty covenants, all our right, title and interest in two certain easements recorded in Hancock County Registry of Deeds in Volume 771, Page 470, and Volume 845, Page 47.

FOURTH PARCEL: Beginning at a stake or stone on a right of way running seventy-five (75) feet to a stake or stone; thence running northerly direction one hundred (100) feet, more or less, to stake or stone by other land of the Grantors herein; thence running in a westerly direction seventy five (75) feet to a stake or stone by land of Ernest Blaisdell; thence running one hundred (100) feet, more or less, to a stake or stone to the right of way, by land of Ernest Blaisdell to the place of beginning, containing one quarter of an acre, more or less. Use right of way to lot and to the shore.

FIFTH PARCEL: Beginning at a stake or stone and running by a right of way in a northerly direction seventy-five (75) feet to a stake or stone; thence running in an easterly direction to a stake or stone by a right of way; thence running in a westerly direction one hundred (100) feet more or less to place of beginning by land of Ernest Blaisdell containing one-fourth acre more or less. Use of right of way to lot and to the shore.

SIXTH PARCEL: Bounded by a corner bound of Roy J. Earls and Clifton Earls running in an easterly direction eighty-five (85) feet to a corner bound by land of Ernest Blaisdell; thence running in a southerly direction one hundred (100) feet to a stake or stone by land of Ernest Blaisdell; thence running in a westerly direction eighty-five (85) feet to a corner bound of Roy J. Earls bounded by land of Ernest Blaisdell; thence running in a northerly direction one hundred (100) feet by land of Roy J. Earls to place of beginning. Containing one-quarter acre.

SEVENTH PARCEL: Beginning at a stake and stone; thence running in an easterly direction, one hundred (100) feet more or less by land of Clifton Earls; thence running in a southerly direction seventy-five (75) feet by land of Ernest Blaisdell to a stake and stone; thence running in a westerly direction one hundred (100) feet more or less by land of Arthur Chandler to a stake and stone; thence running in a northerly direction seventy-five (75) feet by land of Arthur Chandler to place of beginning, containing one quarter acre, more or less, with the use of right of way from said lot to the shore of Toddy Pond.

Being the same premises as conveyed in a Warranty Deed from Jane M. Neill, Karen McDonald, Laurie Knowles, Nancy White and Robert J. Neill to Robert Dyer and Luanne Dyer dated June 25, 2015 and recorded in Book 6414, Page 308 of the Hancock County Registry of Deeds. Robert Dyer died on August 6, 2025, leaving Luanne Dyer the surviving joint tenant.

Any and all other rights, easements, privileges, and appurtenances belonging to the granted estate are hereby conveyed.

WITNESS my hand and seal this 8th day of September, 2025.

Luanne Dyer

Luanne Dyer

STATE OF MAINE
COUNTY OF HANCOCK

On this 8th day of September, 2025, personally appeared the above-named Luanne Dyer and acknowledged the foregoing instrument to be her free act and deed.

By me:
Notary Public/Attorney at Law

Print Name: Christina S. Lewis, Esq.

My Commission Expires: Maine Bar No. 4741

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