

DLN: 1002340247736

TRUSTEE'S WARRANTY DEED

Richard T. Oakes of Sebastian, Indian River County, Florida in his capacity as trustee of the Roakes Inter Vivos Trust (originally created under instrument dated January 19, 1996 and most recently revised on September 30, 2019), for consideration paid, grants to Mathew Shankweiller of Brewer, Penobscot County, Maine (whose mailing address is 686 North Main Street, Brewer, ME 04412) with WARRANTY COVENANTS the following described real estate:

SEE ATTACHED SCHEDULE A FOR DESCRIPTION

For grantor's source of title, reference may be had to a deed from Richard T. Oakes (in his individual capacity) to the grantor herein, dated January 28, 2003, recorded in Hancock Registry of Deeds, Volume 3603, Page 107.

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

This conveyance is made subject to the property taxes assessed against the premises which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness my hand and seal this 1 day of ~~August~~^{September} 2023.

WITNESS:


Richard T. Oakes,
trustee of the Roakes Inter Vivos Trust

STATE OF FLORIDA
Indian River, ss

Then personally appeared the above-named Richard T. Oakes and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before me,


Notary Public

Devin Brown-Hammond
Notary Public, State of Maine
My Commission Expires 10/29/2028

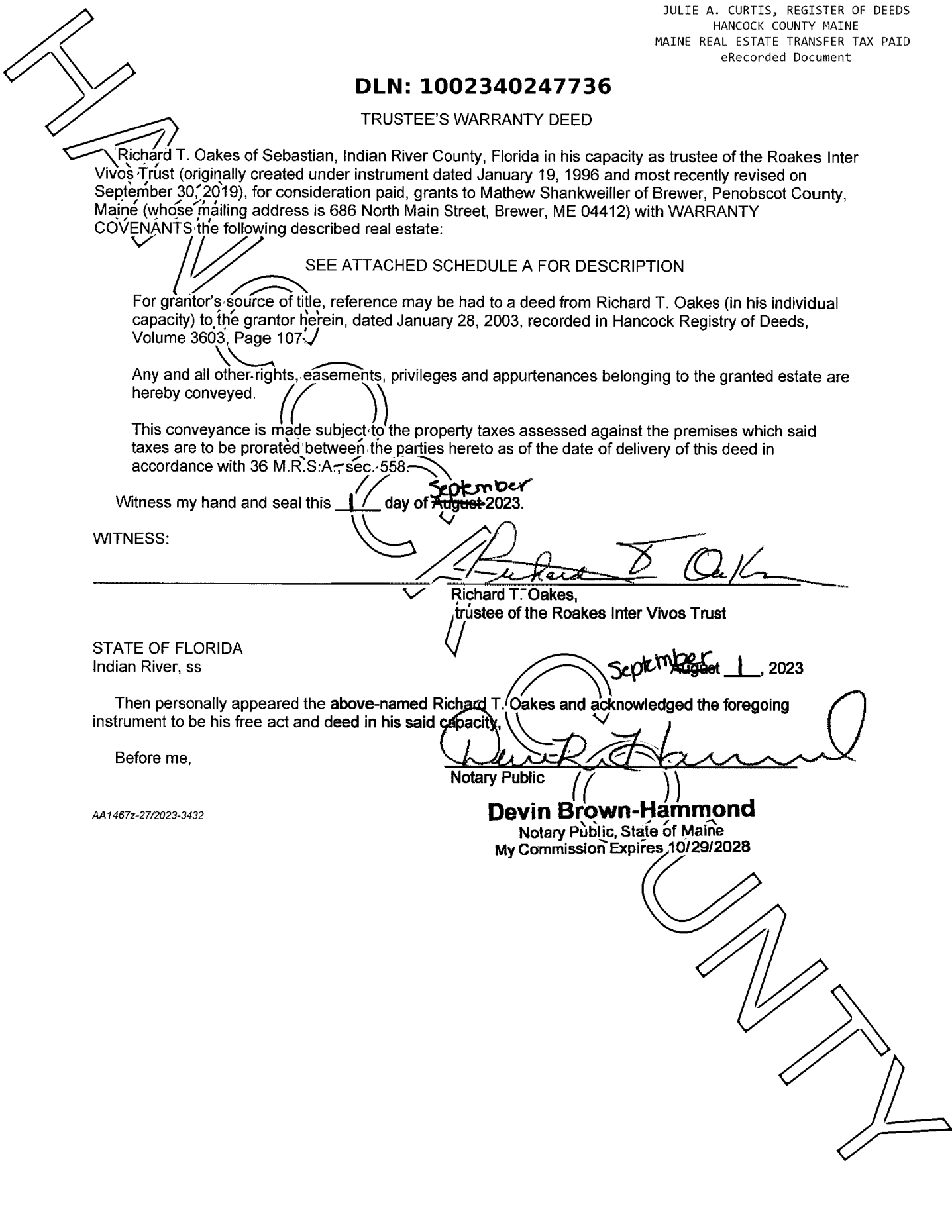


Exhibit A - Property Description

Closing Date: September 1, 2023

Borrower(s): Mathew Shankweiler

Property Address: 1 Crichton Way, Ellsworth, ME 04605

Certain lots or parcels of land, together with any buildings thereon, situated in Ellsworth, Hancock County, Maine, bounded and described as follows:

PARCEL ONE:

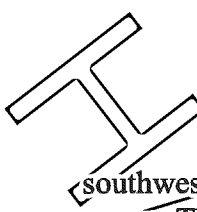
FIRST PARCEL: Commencing at an iron bolt in the east side of Birch Point, so-called, on the shore of Branch Pond, at low water mark, thence north fifty-five and one quarter degrees West (N 55 1/4° W) nine (9) rods and six (6) feet; thence south fifty-eight and one-half degrees West (S 58-1/2° W) eleven (11) rods, thence south two and one-half degrees East (S 2-1/2° E) three (3) rods and ten and one-half (10 1/2) feet; thence by and along the shoreline of said Branch Pond to the place of beginning.

SECOND PARCEL: Being the Elizabeth Shaw lot, so-called, and being described in deeds of the City of Ellsworth to Roy M. Kennard, dated February 1931, recorded in Hancock County Registry of Deeds in Volume 647, Page 132; dated February 1, 1932, and recorded in Hancock County Registry of Deeds in Volume 647, Page 133; and dated February 8, 1993, recorded in Hancock County Registry of Deeds in Volume 647, Page 134.

Said premises are described in said deeds as follows: Camp Lot - Branch Pond Bounds: North - By land of Allan F. Walls; East - By land of Alan F. Walls; South - By land of Brown & Kennard West - By land of Allan F. Walls.

PARCEL TWO: Beginning at a point on the northwesterly bound of a lot of land of Miles B. and Marion C. King, Book 1329, Page 665 of the Hancock County Registry of Deeds, said point located in the centerline of the traveled way of a gravel road, said point bearing South 61° 03' West, a distance of 47.4 feet from an iron bolt found in the top of a large boulder at the northerly corner of said King lot; Thence South 61° 03' West, 134.3 feet, along said King lot northwesterly bound, to an eyebolt found in the northerly side of a large boulder at the northwesterly corner thereof; Thence North 31° 45' West, a distance of 2115.2 feet to a point in the centerline of the traveled way of a gravel road serving as access to some camp lots located on Branch Pond; Thence North 52° 54' East, a distance of 14.3 feet, along said centerline, to a point; Thence North 41° 00' East, a distance of 27.0 feet, along said centerline, to a point; Thence North 3° 27' East, a distance of 31.7 feet along said centerline to a point on the southwesterly bound of the second lot of land formerly of Fred J. Kelleher, described in Book 656, Page 533 of said Registry of Deeds, at the intersection of the centerline of the traveled way of a gravel road serving as access to the Brown, King and Crichton camp lots; Thence South 52° 47' East, a distance of 70.6 feet along said Brown, King, Crichton Road centerline, along said southwesterly bound, to a point at the

**Exhibit A - Property Description
(Continued)**



southwesterly, end of the centerline of the traveled way of a gravel driveway to said Crichton camp; Thence South 46° 40' East, a distance of 65.0 feet along said centerline, along said southwesterly bound, to a point at the northerly end of a gravel driveway serving as access to said Brown camp lot; Thence South 47° 31' East, 100.4 feet along said centerline, along said southwesterly bound, to a point; Thence South 43° 24' East, 32.4 feet along said centerline, along said southwesterly bound, to the point of beginning.

Excepting the second parcel described in said King deed and any portion of the two lots described in the deed now or formerly of Francis I. Brown, Book 506, Page 611 of said Registry of Deeds, that may be located within the above described lot; Subject to any rights-of-way, that may exist over the above-referenced gravel roads and driveways.

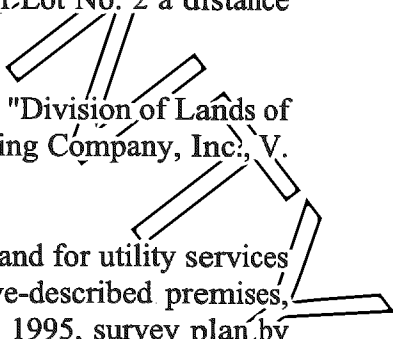
Orientation is based on magnetic north as observed in 1985.

This description based on a location survey for Harold Crichton by Eastern Surveying Co, Inc, in 1985, and 1991.

PARCEL THREE: Beginning at a #6 rebar with surveyor's identification #2099 set 1.3' above grade marking a point along the southerly property line of Lot No. 2 as depicted upon the below cited plan; thence S 69° 31' 06" E an approximate distance of 25' to the waters of Branch Lake; thence, in a generally southerly direction along the shore of the lake an approximate distance of 93' to a point along the property owned by Miles B. King and Marion C. King as described in the deed from Edith Kennard dated August 21, 1978, recorded in Book 1329, Page 665, on August 31, 1978; thence N 52° 28' 20" W along the northeasterly property line of land owned by King an approximate distance of 20' to a 3/4" iron pipe found 2.3' above grade bearing S 21° 55' 05" W a distance of 82.31' from the previously defined #6 rebar; thence continuing N 52° 28' 20" W along the northeasterly property line of land owned by King a distance of 119.16' to a 5/8" said steel rod found in the top of a boulder; thence S 61° 03' 22" W along the northwesterly property line of land owned by King an approximate distance of 46' to the centerline of a gravel road as depicted upon the below cited plan; thence, in a generally northerly direction following the centerline of the gravel road an approximate distance of 215' to a point along the southerly property line of Lot No. 2; thence S 69° 31' 06" E along the southerly line of Lot No. 2 an approximate distance of 33' to a #6 rebar with surveyor's identification #2099 set in ledge 0.4' above grade; thence continuing S 69° 31' 06" E along the southerly line of Lot No. 2 a distance of 311.06' to the point of beginning.

The above described premises is depicted as Lot No. 3 upon a plan entitled "Division of Lands of Harold L. Crichton" dated August 24, 1995, prepared by Horizons Surveying Company, Inc., V. Kelly Bellis, PLS to which further reference is expressly made.

TOGETHER with a right-of-way for motor vehicle and pedestrian access, and for utility services as defined in 33 M.R.S.A. Section 458, as an appurtenance to the above-described premises, across the southwesterly side of Lot No. 2 depicted upon that August 24, 1995, survey plan by Horizon Surveying Company from the western corner of Lot No. 2 to the western end of the



**Exhibit A - Property Description
(Continued)**

above-described premises. This right-of-way constitutes the northeasterly half of the existing road depicted upon that plan.

The above-described premises are SUBJECT to a right-of-way in and to the road along the southwesterly portion of said premises as shown on that August 24, 1995, survey plan leading easterly and southerly to premises formerly owned by Brown.

Reference may be had to an August 24, 1995 survey plan by V. Kelly Bellis, PLS, entitled "Division of Lands of Harold L. Crichton".

COOCH COUNTY