

**WARRANTY DEED**  
**DLN: 1002240180832**

KARL ROSSI, III of Milbridge, County of Washington, State of Maine, for consideration paid, GRANTS to LISA BAHMANN-ROCHER and ECKHARD ROCHER, whose mailing address is 763 Nicolin Road, Ellsworth, ME 04605, with WARRANTY COVENANTS, as JOINT TENANTS, the land, with any buildings thereon, situated at 373 Tom Leighton Point Road, Milbridge, County of Washington, State of Maine described as follows:

A certain lot or parcel of land situated in the Baldwin's Head Section of Milbridge, Washington County, Maine, bounded and described as follows, to wit:

Beginning on the westerly sideline of the Tom Leighton Point Road at the northeast corner of the lot herein conveyed and at the southeast corner of the lot previously conveyed by Steplar to Danforth;

Thence westerly by and along the southern boundary of the Danforth lot to a stake on the shore of Long Cove;

Thence generally southerly by and along the shore a distance of 213 feet to an iron pipe;

Thence generally easterly to an iron stake on the westerly sideline of the Tom Leighton Point Road;

Thence generally northerly by and along the westerly boundary line of the Tom Leighton Point Road a distance of 235 feet, more or less, to the point of beginning.

This conveyance is made together with the grantors' right, title and interest in and to the shores and flats to the low water mark of Long Cove in accordance with the laws of the State of Maine.

This conveyance is made together with the westerly half of the Tom Leighton Point Road subject to the rights of the public therein and thereon.

The above described premises contains five acres, more or less and is the Southerly portion of Map 13, Lot 18 of the Tax Maps for the Town of Milbridge.

RESERVING a view easement, appurtenant to the adjoining property at 363 Tom Leighton Point Road as described in a deed from Jacqueline Ritter et al to Karl M. Rossi dated May 21, 2001 and recorded in the Washington Registry of Deeds in Book 2514 Page 127, as follows: no dwelling or other structure may be erected within 400 feet of the shore on the above-described property.

Being the same premises described in a deed from Hugh J. Black to Karl Rossi, III dated December 10, 2021 and recorded in said Registry of Deeds in Book 4864 Page 206.

Witness my hand and seal this 21<sup>st</sup> day of January, 2022.

Mark A. Perry  
Witness

Karl Rossi, III  
Karl Rossi, III

STATE OF MAINE

COUNTY OF Hancock

1/21, 2022

Then personally appeared before me the above-named Karl Rossi, III who acknowledged the foregoing instrument to be his free act and deed.

Before me,  
Mark A. Perry  
Notary Public/ Attorney at Law

Printed Name MARK A. PERRY  
My Comm. Exp: MAINE ATTORNEY #2477