



October 14, 2025

**PROPOSED DESCRIPTION
FOR A DEED OF CONVEYANCE**

PARCEL 1

All that certain parcel of land situated on the northeasterly side of State Highway Route 176, also known as Graytown Road, and the northwesterly side of Sis Porter Road, but not adjoining thereon, in the Town of Sedgwick, County of Hancock and State of Maine, being a portion of the premises described in the deed of Heidi Gillen and Heather Candage, dated March 30, 2019, recorded at the Hancock County Registry of Deeds in Book 6942 Page 638; bounded and described as follows:

Beginning at a point on or near the northeasterly sideline of Route 176 at the southwesterly corner of land of Sarah A. Carter, described in the deed dated September 2018, recorded at said Registry in Book 6915 Page 160. Said point bears N 38°11'05" E a distance of 8.18 feet from an iron bolt found;

thence N 49°16'25" W a distance of 85.91 feet by the northeasterly sideline of Route 176;

thence N 51°01'18" W a distance of 77.67 feet by the northeasterly sideline of Route 176 to a 5/8" iron rod capped and marked "L. Campbell, PLS 2449" set at the southeasterly corner of land of Heidi Gray-Gillen and Victor Gillen, described in the deed dated October 5, 1999, recorded at said Registry in Book 2872 Page 198 and at the southerly corner of Parcel 3 as shown on the herein referenced survey;

thence N 50°21'20" E a distance of 249.80 feet by Parcel 3 to a 5/8" iron rod capped and marked "L. Campbell, PLS 2449" set at the southwesterly corner of Parcel 2 as shown on the herein referenced survey;

thence S 51°48'55" E a distance of 110.83 feet by Parcel 2 to a 5/8" iron rod capped and marked "L. Campbell, PLS 2449" set at said land of Carter;

thence S 38°11'05" W a distance of 249.08 feet by said land of Carter to the Point of Beginning.

The above-described premises contains 0.76 acres or 33,790 square feet and is more particularly shown as Parcel 1 on a survey entitled "Standard Boundary Survey for the division of land of Heidi Gillen & Heather Candage, 297 Graytown Road, Sedgwick (Hancock County), Maine" dated October 14, 2025, by Due North, LLC, PLS 2449. Bearings used in this description refer to the Maine Coordinate System of 2000, Central Zone, NAD 83 (2011).

TOGETHER WITH all right, title, and interest of the Grantor herein, in and to the land extending to the centerline of State Highway Route 176, normal to and adjoining the above-described premises. **SUBJECT TO** any right which the public, Town of Sedgwick and State of Maine may have in and to said land for roadway purposes.

**PROPOSED DESCRIPTION
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PARCEL 2

All that certain parcel of land situated on the northeasterly side of State Highway Route 176, also known as Graytown Road, but not adjoining thereon, in the Town of Sedgwick, County of Hancock and State of Maine, being a portion of the premises described in the deed of Heidi Gillen and Heather Candage, dated March 30, 2019, recorded at the Hancock County Registry of Deeds in Book 6942 Page 638; bounded and described as follows:

Beginning at a point in the center of a small stream being 70 feet, more or less, northwest of the center of Sis Porter Road at the northwesterly corner of land of Sarah A. Carter, described in the deed dated September 2018, recorded at said Registry in Book 6915 Page 160. Said point bears S 38°11'05" W a distance of 16.29 feet from an iron bolt found in a rock;

thence S 38°11'05" W a distance of 163.58 feet by said land of Carter to a 5/8" iron rod capped and marked "L. Campbell, PLS 2449" set at the northeasterly corner of Parcel 1 as shown on the herein referenced survey;

thence N 51°48'55" W a distance of 110.83 feet by Parcel 1 to a 5/8" iron rod capped and marked "L. Campbell, PLS 2449" set at the easterly corner of Parcel 3 as shown on the herein referenced survey;

thence N 24°54'32" E a distance of 273.06 feet by Parcel 3 to a 5/8" iron rod capped and marked "L. Campbell, PLS 2449" set. Said iron rod bears N 25°28'49" W a distance of 193.63 feet from the aforementioned iron bolt in a rock;

thence N 24°54'32" E a distance of 2 feet, more or less, by Parcel 3 to the center of said small stream;

thence generally southeasterly by the center of said small stream to the Point of Beginning.

The above-described premises contains 0.65 acres or 28,433 square feet and is more particularly shown as Parcel 2 on a survey entitled "Standard Boundary Survey for the division of land of Heidi Gillen & Heather Candage, 297 Graytown Road, Sedgwick (Hancock County), Maine" dated October 14, 2025, by Due North, LLC, PLS 2449. Bearings used in this description refer to the Maine Coordinate System of 2000, Central Zone, NAD 83 (2011).

**PROPOSED DESCRIPTION
FOR A DEED OF CONVEYANCE**

PARCEL 3

All that certain parcel of land situated on the northeasterly side of State Highway Route 176, also known as Graytown Road, and the northwesterly side of Sis Porter Road, but not adjoining thereon, in the Town of Sedgwick, County of Hancock and State of Maine, being a portion of the premises described in the deed of Heidi Gillen and Heather Candage, dated March 30, 2019, recorded at the Hancock County Registry of Deeds in Book 6942 Page 638; bounded and described as follows:

Beginning at a 5/8" iron rod capped and marked "L. Campbell, PLS 2449" set at the southeasterly corner of land of Heidi Gray-Gillen and Victor Gillen, described in the deed dated October 5, 1999, recorded at said Registry in Book 2872 Page 198 and the southwesterly corner of Parcel 1 as shown on the herein referenced survey. Said iron rod bears N 47°14'49" W a distance of 164.00 feet from an iron bolt found at the southwesterly corner of land of Sarah A. Carter, described in the deed dated September 2018, recorded at said Registry in Book 6915 Page 160;

thence N 50°21'20" E a distance of 249.80 feet by Parcel 1 to a 5/8" iron rod capped and marked "L. Campbell, PLS 2449" set at the southwesterly corner of Parcel 2 as shown on the herein referenced survey;

thence N 24°54'32" E a distance of 273.06 feet by Parcel 2 to a 5/8" iron rod capped and marked "L. Campbell, PLS 2449" set. Said iron rod bears N 25°28'49" W a distance of 193.63 feet an iron bolt found in a rock on the northerly side of a small stream;

thence N 24°54'32" E a distance of 2.42 feet, more or less, by Parcel 2 to the center of said small stream;

thence S 37°00'00" W a distance of 512.41 feet by said land of Gillen to the iron rod at the Point of Beginning.

The above-described premises contains 0.34 acres or 14,784 square feet and is more particularly shown as Parcel 3 on a survey entitled "Standard Boundary Survey for the division of land of Heidi Gillen & Heather Candage, 297 Graytown Road, Sedgwick (Hancock County), Maine" dated October 14, 2025, by Due North, LLC, PLS 2449. Bearings used in this description refer to the Maine Coordinate System of 2000, Central Zone, NAD 83 (2011).