

13433

WARRANTY DEED

EDITH L. KOFTON (a widow), whose mailing address is 32 Oakland Avenue, Brockton, MA 02401, grants to ANITA F. KOFTON, whose mailing address is 32 Oakland Avenue, Brockton, MA 02401, with WARRANTY COVENANTS,

Two certain lots or parcels of land, together with the buildings thereon, situated at Deer Isle, Hancock County, Maine, being the same premises described in a deed from Edith L. Kofton to Berenice Barbour recorded July 19, 1946, recorded at the Hancock County Registry of Deeds in Book 705 Page 455, wherein said premises is described as follows:

FIRST LOT: Beginning at the Southwest corner of the premises, on the highway of land now or late of Benjamin H. Haskell, thence Southwesterly by said Haskell's land twenty-seven (27) rods and five (5) feet to a corner; thence Northeasterly by same twelve (12) rods and six (6) feet to a corner; thence Northwesterly by same to the highway; thence by highway, Southwesterly, fifteen (15) rods and ten (10) feet to the bound first mentioned containing two and one-half (2 1/2) acres, more or less. Being the same premises described in a deed of James H. Parker to Clara R. Powers, dated September 15, 1891, and recorded in the Registry of Deeds for said Hancock County, Book 256, Page 211.

SECOND LOT: Beginning at the East side of the County Road, at the Southwest corner of land formerly owned and occupied by James H. Parker, thence Southeasterly by same thirty (30) rods; thence Southwesterly six (6) rods to a private way leading from the County Road; thence Northwesterly as said private way goes thirty (30) rods to the County Road, thence Northeasterly as said County Road goes ten (10) rods and seven (7) feet to place of beginning, containing one (1) acre and eighty-seven (87) rods more or less, together with all rights and privileges and subject to all the limitations contained in the deed of Alice J. Hutchins to Clara R. Powers, dated April 20th, 1900 and recorded in the Registry of Deeds for said Hancock County, Book 351, Page 270.

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The said Berenice Barbour died testate February 8, 1973. Records pertaining to the probate of her estate are filed with the Hancock County Registry of Probate under Docket No. 24968. The said Edith L. Kofton acquired title to the premises as devisee under her will.

The Grantor, Edith L. Kofton, has been represented by Barry K. Mills, Esq., an attorney with the law firm of Hale & Hamlin in all matters relating to this conveyance, pursuant to the Maine Improvident Transfers of Title Act, 33 M.R.S.A. ch 20. At all relevant times, Mr. Mills has acted as her independent counsel.

Edith L. Kofton
Edith L. Kofton

STATE OF MAINE
Hancock, ss.

August 13, 1992

Personally appeared before me the above named Edith L. Kofton and acknowledged the foregoing instrument to be her free act and deed.

Rebecca K Thompson
Notary Public
REBECCA K. THOMPSON, Notary Public
My Commission Expires August 11, 1996
Type or print name of official

RECEIVED
9 h. 45 m. A. M.
AUG 19 1992
REGISTRY OF DEEDS
HANCOCK COUNTY SS
Marilyn Hanson
REGISTER

RECEIVED
3-19-1-10