

Return to:
Obed Beal and Susan Beal
119 Eastside Road
Hancock, ME 04640

WARRANTY DEED
DLN # 1002240198551

KNOW ALL PERSONS BY THESE PRESENTS: That **Ryan Daley and Megan Daley**, both with a mailing address of 58 Whalen Road, Sullivan, Maine 04664, for consideration paid grants to **Obed Beal and Susan Beal**, both with a mailing address of 52 Old County Road, Hancock, Maine 04640, with WARRANTY COVENANTS as Joint Tenants:

See attached Exhibit A

Meaning and intending to describe and convey the same premises conveyed to Ryan Daley and Megan Daley by virtue of a Special/Limited Warranty Deed from MTGLQ Investors, L.P. dated August 31, 2021, and recorded in the Hancock County Registry of Deeds, Book 7156 Page 101.

Executed this 17 day of June 2022.

Ryan Daley
Ryan Daley

Megan Daley
Megan Daley

State of Maine
County of Hancock

June 17, 2022

The foregoing instrument was acknowledged before me on this 17 day of June 2022 by Ryan Daley and Megan Daley.

Karen M. Hamilton
Notary Public/Attorney-at-Law
Commission expiration:

KAREN M. HAMILTON
NOTARY PUBLIC - MAINE
COMM. EXPIRES 5/2/2026

Exhibit A - Property Description

A certain lot or parcel of land with the buildings thereon situated in Hancock, Hancock County, Maine, and bounded and described as follows:

Beginning at a point in the center of the public road or highway leading to Mount Desert Ferry in the southerly line of the home lot owned or occupied by Shimuel H. Moon, thence south fifty degrees west but always following the southerly line of said home lot one hundred thirteen and one-half rods to a spotted fir tree at the southerly corner of said home lot; thence south forty degrees east twenty rods and five links to a pine stump at the southwest corner of the John Gatcomb lot, so-called; thence north forty-nine and one half degrees east, but always following the northerly line of land owned or occupied by Susan Gatcomb and of land owned or occupied by Henry Kief, as now fenced, one hundred and five and one-half rods to the center of said road; thence about northwesterly but always following the center line of said road, nineteen rods and twelve links to the place of beginning, containing fourteen acres, more or less.

Excepting and reserving and not hereby conveying the premises described as conveyed in the deed from the grantor herein to Philip Murray Bickford dated April 12, 1951, and recorded in said Registry of Deeds in Book 740, Page 136. The premises herein above described as conveyed are subject to the right-of-way granted in said deed from Gilman Kief to Philip Murray Bickford recorded in said Registry of Deeds in Book 740, Page 136.

Also excepting and reserving from the above-described premises and not hereby conveying that portion thereof conveyed by Genevieve R. Butler and Gilman Kief to Robert T. Giffin, et al by deed dated November 7, 1974, and recorded in said Registry of Deeds in Book 1203, Page 383.

The premises herein above described as conveyed are conveyed subject to the right of way granted by said Gilman Kief to said Robert T. Giffin, et als, by instrument dated October 30, 1978, and recorded at Book 1337, Page 54.

Title not searched, description not verified, by preparer of deed