

WARRANTY DEED

We, **Joseph J. Spotter and Ellen Spotter**, both of 14 Columbus Drive, Bayonne, New Jersey 07002, for consideration paid, GRANT to **Benita R. McMullen and Sally A. McCadden**, both with a mailing address of P. O. Box 44, Hulls Cove, Maine 04644, with WARRANTY COVENANTS, as joint tenants, a certain lot or parcel of land, together with the buildings thereon, if any, situated in Franklin, Hancock County, Maine, and being bounded and described as follows, to wit:

**FIRST PARCEL:** A certain lot or parcel of land situated in Franklin, County of Hancock, State of Maine, bounded and described as follows, to wit:

Beginning at an iron pin on the South Right of Way line of Route #182, said pin marking the northeasterly corner of a lot of land described in a deed from Casper G. Sargent, Jr. and Charles L. Kelley, Jr. to Stephen H. Lullman and Penelope P. Atwell dated August 7, 1989, and recorded in the Hancock County Registry of Deeds at Book 1765, Page 57; thence South 2° 26' 41" West 279.46 feet to an iron pin; thence North 62° 3' 41" East 83.82 feet to an iron pin; thence South 59° 15' 24" East 205.75 feet to an iron pin; thence North 79° 15' 00" East 125.00 feet to an iron pin; thence North 13° 00' 00" West 340.00 feet to a drill hole in a ledge on the southerly Right of Way line of Route #182; thence by and along the southerly Right of Way line of Route #182 on a course of South 88° 07' 09" West 285.45 feet to an iron pin and the point of beginning.

Meaning and Intending to Convey Lot No. 2 as depicted on a Plan entitled "Amendment to Egypt Bay Shores Subdivision, Franklin, Maine, dated June 1990 and recorded in the Hancock County Registry of Deeds at Plan File 23, No. 161", which Plan is dated September 1991 prepared by S. E. Downey, Inc., Laurel Street, Ellsworth, Maine, to be recorded in the Hancock County Registry of Deeds.

The hereinabove described Lot No. 2 is SUBJECT TO a fifty foot wide Right of Way as shown on said Plan, which Right of Way is for all purposes of a way including the transmission of voice and electricity and all utilities as defined in 33 M.R.S.A., Section 458 et seq.

**SECOND PARCEL:** A certain lot or parcel of land situated in Franklin, County of Hancock, State of Maine, bounded and described as follows, to wit:

Beginning at a point on the high water mark of Egypt Bay, which point marks the southwesterly corner of a lot of land described as conveyed in a deed from Casper G. Sargent, Jr. and Charles L. Kelley, Jr. to Stephen H. Lullman and Penelope P. Atwell dated 7 August 1989 and recorded in the Hancock County Registry of Deeds at Book 1765, Page 57; thence North 68° 26' 41" East six feet, more or less, to an iron pin; thence continuing North 68° 26' 41" East 166.78 feet to an iron pin; thence North 62° 3' 41" East 83.82 feet to an iron pin; thence South 59° 15' 24" East 205.75 feet to an iron pin; thence South 07° 15' 00" West 817.49 feet to an iron pin; thence continuing on the same bearing thirty (30) feet, more or less, to a point on the high water line of Egypt Bay; thence northwesterly following said line 970 feet, more or less, to the point

MAINE REAL ESTATE  
TRANSFER TAX PAID

of beginning. Said iron pin marking the point of beginning bearing North 20° 22' 15" West 870.00 feet from the last mentioned iron pin.

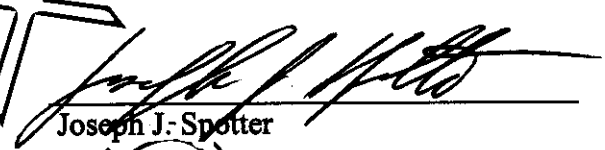
Meaning and Intending to Convey Lot No. 3 as shown on a Plan entitled "Amendment to Egypt Bay Shores Subdivision, Franklin, Maine, dated June 1990 and recorded in the Hancock County Registry of Deeds at Plan File 23, No. 161", which Plan is dated September 1991 prepared by S. E. Downey, Inc., Laurel Street, Ellsworth, Maine, to be recorded in the Hancock County Registry of Deeds.

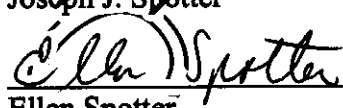
The hereinabove described premises are conveyed TOGETHER WITH a Right of Way for all purposes of a way, including the transmission of voice and electricity and other utilities all as defined in 33 M.R.S.A., Section 458 et seq. over and across a fifty foot wide Right of Way as shown on said Plan.

Grantors' source of title is a deed from Casper G. Sargent, Jr. and Charles L. Kelley, Jr. to Joseph Spotter and Ellen Spotter dated September 19, 1991, recorded in Hancock County, Maine, Registry of Deeds in Book 1885, Page 217.

TOGETHER WITH all rights, easements, privileges and appurtenances belonging to the granted estate.

WITNESS our hands and seals this 20<sup>th</sup> day of October, 2000.

  
Joseph J. Spotter

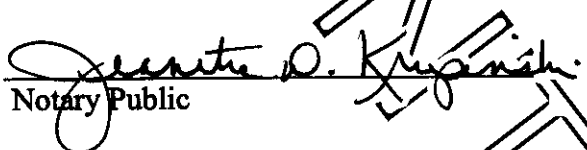
  
Ellen Spotter

STATE OF NEW JERSEY  
COUNTY OF : Hudson

October 20, 2000

Then personally appeared the above named, Joseph J. Spotter and Ellen Spotter, and acknowledged the foregoing instrument to be their free act and deed.

Before me,

  
Notary Public

My Commission Expires:

July 25, 2005

JEANETTE D. KRUPINSKI  
Print Name / Affix Seal

**SEAL**

② Ret.  
E. Burrell

HANCOCK COUNTY