

DLN:1002440287552

WARRANTY DEED

CATHERINE CARR ALLEN, of Orange, Virginia, **MARSHA CARR ELLIOTT**, of Elizabethtown, Kentucky, and **SUSAN CARR MCCURRY**, of Madison, Virginia, for consideration paid, grants to **AMY E. GENKINS** whose mailing address is 4 Meadows Edge, Redding, Connecticut, with Warranty Covenants, a certain lot or parcel of land, with the buildings and improvements thereon, situated in the Town of Gouldsboro, County of Hancock and State of Maine 04624, more particularly bounded and described as follows:

A certain lot or parcel of land, together with any and all structures and improvements thereon, situated on Crowley's Island, so-called, in the Village of Corea, Town of Gouldsboro, Hancock County, Maine, and being those premises as were described in the deed from William G. Maynard and Bernice E. Maynard to Joseph T. Domazet, Jr. dated November 5, 1979, and recorded in Book 1366, Page 32 of the Hancock County, Maine Registry of Deeds, and wherein the premises were more fully bounded and described as follows:

Beginning at a stake on the shore, on the northeast side of Crowley's Island, so called in Corea in said Town of Gouldsboro; thence running south eight rods to a stake; thence east twenty-four rods to a spruce tree on the shore of said harbor; thence westerly by the shore to the first mentioned bound; together with all buildings thereon. The above-described premises being the first parcel of land conveyed to the grantor herein by the deed of Madeline L. Simpson, dated March 9, 1951 and recorded in Hancock County Registry of Deeds, Volume 738, page 149.

Together with, and excepting therefrom, the premises received and conveyed as a result of the Default Judgment recorded on August 13, 2019 in Book 6970, Page 495, which establishes, among others, boundary lines in the matter of Allen v. Benoit, HANSC-RE-17-028. Reference is made to said recording for a more particular description. Further reference is made to the unrecorded survey entitled "Plan of Boundary Survey For: Shawn L. Benoit, Todd C. Benoit, & Linda C. Benoit Crowley's Island, Corea Gouldsboro, Maine" dated January 16, 2003, amended January 21, 2003, prepared by Richard I. Bowden, FLS.

Also Subject to, and Together with, all other rights, easements, privileges and appurtenances as described and conveyed in the release deeds between, The Grattan Limited Partnership and Joseph T. Domazet, Jr, dated February 20, 2001 and March 14, 2001 and recorded at the Hancock registry of Deeds at Book 3043, Page 130 and Book

3043, Page 128, respectively, for which reference is made, and which includes, the following:

Together with, and appurtenant to the above described premises, and each and every portion thereof, a right-of-way, for all purposes of a way thirty (30) feet in width, including the right to pass on foot and by vehicles, and to install and maintain utility services as the same may be defined in 33M.R.S.A Section 458, the centerline of said thirty (30) foot wide right of way being more fully bounded and described as follows:

Beginning at a point on a line established by agreement between Domazet and The Grattan Limited Partnership, being North 16 degrees 58 minutes 30 seconds West sixty-five and zero tenths (65.0) feet from a one (1) inch iron bolt set in the ground in 1981 at the southerly terminus of said line established by agreement; thence North 63 degrees 30 minutes West twenty-nine (29) feet, more or less, to the centerline of the gravel road passing westerly of the, Dozamet cottage, or their successors in title.

The above mentioned bearings are oriented to Grid North Maine East Zone.

For our right, title and interest see the following deeds: Deed from Joseph T. Domazet, Jr. to Marsha Carr Elliott dated 12/29/2000 and recorded at the said Registry at Book 4113, Page 234 on January 14, 2005; Deed from Joseph T. Domazet, Jr. to Susan Carr McCurry dated 12/29/2000 and recorded at the said Registry at Book 4113, Page 236 on January 14, 2005; Deed from Joseph T. Domazet, Jr. to Catherine Rae Carr dated 12/29/2000 and recorded at the said Registry at Book 4113, Page 238 on January 14, 2005; Deed from Marjorie P. Domazet to Susan Carr McCurry dated November 25, 2013 and recorded in said Registry at Book 6154, Pages 311-312, on December 10, 2013; Deed from Marjorie P. Domazet to Marsha Carr Elliott dated November 25, 2013 and recorded in said Registry at Book 6154, Pages 313-314, Deed from Marjorie P. Domazet to Catherine Rae Carr dated November 25, 2013 and recorded in said Registry at Book 6154, Pages 315-316, on December 10, 2013; and the Deed of Distribution by Personal Representative dated October 25, 2022 recorded at the said registry at Book 7239, Page 217 on October 28, 2022. See also Default Judgment recorded on August 13, 2019 in Book 6970, Page 495, referenced above which establishes boundary lines in the matter of Allen v. Benoit, HANSC-RE-17-028.

Signature pages to follow

Witness my hand and seal this 6 day of Sept, 2024.

Catherine Carr Allen
Catherine Carr Allen

STATE OF Virginia
COUNTY OF Orange, ss.

Sept 6th, 2024

Then personally appeared the above-named Catherine Carr Allen and acknowledged the foregoing instrument to be her free act and deed.

Before me,

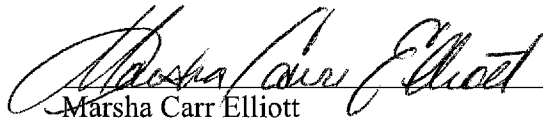
Robert Taylor
Notary Public

Print Name: Robert Taylor

My Commission Expires: June 30, 2028

ROBERT MATTHEW TAYLOR
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JUNE 30, 2028
COMMISSION # 8119683

Witness my hand and seal this 6th day of September 2024.

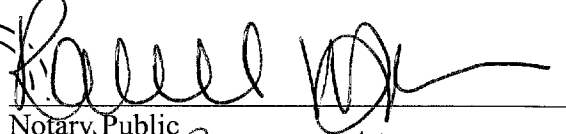

Marsha Carr Elliott

STATE OF Maine
COUNTY OF Hancock, ss.

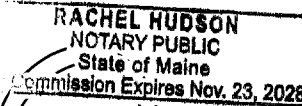
September 6th, 2024

Then personally appeared the above-named Marsha Carr Elliott and acknowledged the foregoing instrument to be her free act and deed.

Before me,


Notary Public

Print Name: Rachel Hudson
My Commission Expires: November 23, 2028



Witness my hand and seal this 6th day of September 2024.

Susan Carr McCurry
Susan Carr McCurry

STATE OF Maine
COUNTY OF Hancock, ss.

September 6th, 2024

Then personally appeared the above-named Susan Carr McCurry and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Rachel Hudson
Notary Public

Print Name: Rachel Hudson

My Commission Expires: November 23, 2028

RACHEL HUDSON
NOTARY PUBLIC
State of Maine
My Commission Expires Nov. 23, 2028