

BK: OR 7327 PAGE: 119 # OF PGS: 3
06/04/2024 11:23:38 AM Inst # 2024006083
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX PAID
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Return to:
Clayton Hadnot, Sr.
Ruth Hadnot
PO Box 276
Wilmont, NH 03287

PERSONAL REPRESENTATIVE'S DEED

DLN:1002440275218

KNOW ALL PERSONS BY THESE PRESENTS: That Zoe Jansen, with a mailing address of of 217 W. High Street, Unit C, Charlottesville, VA 22902 duly acting and appointed Personal Representative of the Estate of Robert C. MacCloskey, deceased intestate as shown by the Probate Records set forth in Docket No. 2023-454 of Hancock, Maine, (and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale) by the power conferred by the Probate Code, and every other power, for consideration paid grants to Clayton Lee Hadnot, Sr. and Ruth Bacon Hadnot, both with a mailing address of PO Box 276, Wilmont, NH 03287, as JOINT TENANTS with WARRANTY COVENANTS:

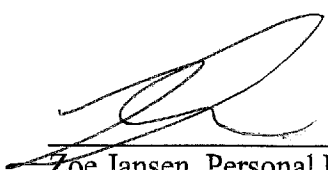
See Attached Exhibit A

Meaning and intending to describe and convey the same premises conveyed to Robert C. MacCloskey from Peter W. Smallidge by virtue of a Quitclaim Deed with Covenant dated December 12, 1989 and recorded in the Hancock County Registry of Deeds in Book 1787, Page 354.

Signature and Acknowledgement on Following Page

Executed this 31st day of ^{May}~~June~~ 2024.
RBF

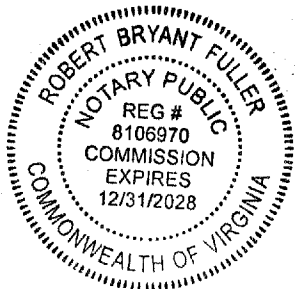
Estate of Robert C. MacCloskey

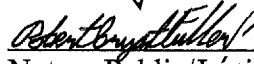


Zoe Jansen, Personal Representative of the Estate
of Robert C. MacCloskey

State of Virginia
County of Albemarle

The foregoing instrument was acknowledged before me on this 31st day of ^{May}~~June~~, 2024 by
Zoe Jansen, Personal Representative of Estate of Robert C. MacCloskey.
RBF





Notary Public/Justice of the Peace
Commission expiration: 12/31/2028

EXHIBIT A

A certain lot or parcel of land, being Lot 1, Arrowhead Subdivision, situated on Indian Point Road, in the Town of Bar Harbor, Hancock County, Maine as shown on survey plan entitled "Arrowhead Subdivision of Lands of Peter Smallidge" Bar Harbor, Maine, prepared by Brecher-Hyman Associates, recorded with Hancock County Registry of Deeds on January 19, 1989, in File 22, #93.

Containing 3.33 acres as shown on said survey plan.

Releasing all right, title and interest to the area formed by the sidelines extending to the centerline of Indian Point Road subject to the rights of the public.

TOGETHER WITH AND IN COMMON WITH OTHERS an 80' right of way, for all purposes of a way, including ingress and egress and installation and maintenance of utilities above or below the ground, appurtenant to Lot 1, but RESERVING to Peter W. Smallidge, AND NOT HEREBY CONVEYING the fee interest to the 80' strip as shown on the Arrowhead Subdivision Plan across which the non-exclusive right of way and utilities and easement are granted.

SUBJECT TO all the terms, provisions, covenants, conditions, and restrictions set forth in Declaration of Peter W. Smallidge relating to Arrowhead Subdivision, dated June 5, 1989, and recorded with the Hancock County Registry of Deeds in Book 1756, Page 589.

Title not searched by the preparer of this deed