

BK: OR 7421 PAGE: 113 # OF PGS: 2
12/04/2025 08:53:05 AM Inst # 2025015951
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX PAID
eRecorded Document

**DLN: 3422906
WARRANTY DEED**

Frederick L. Swetland and Betty T. Swetland of Swans Island, Hancock County, Maine, for consideration paid, grant(s) to Kristen Zimmermann and Gregory Nelson of Swans Island, Hancock County, Maine (whose mailing address is 237 Harbor Road, Swans Island, ME 04685) with Warranty Covenants, as Joint Tenants with Rights of Survivorship the following described real estate:

See "Exhibit A" Attached

For grantors' source of title, reference may be had to a deed from Bethany A. Williams, Marcia L. Montague and Gary B. Montague to the grantor(s) herein, dated October 26, 2021, recorded in Hancock Registry of Deeds, Book 7163, Page 836, Instrument No. 2021018751.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness my/our hand(s) and seal(s) this 1st day of December, 2025.

WITNESS:

Frederick L. Swetland
Frederick L. Swetland

Betty T. Swetland
Betty T. Swetland

Alabama
STATE OF ~~MAINE~~ SS 12/1/2025
County of Wilcox SS 12/1/2025

December 1st, 2025

Then personally appeared the above named Frederick L. Swetland and Betty T. Swetland and acknowledged the foregoing instrument to be their free act and deed.

Before me,

NIKKI S. CARTER
Notary Public, Alabama State at Large
My Commission Expires June 10, 2026

Nikki S. Carter
Notary Public/Justice of the Peace
Commission Expiration:

File No: 2025-4765

“Exhibit A”

A certain lot of parcel of land, together with any improvements thereon, situated in the Town of Swan's Island, and that part known as Minturn, bounded and described as follows:

Beginning at the southeast corner of land owned by Vernard Stinson and running in a northerly direction one hundred ten (110) feet by said Stinson line to a rock marked (T); thence easterly along the line of Alden W. Stanley ninety two (92) feet to an iron pipe in the ground; thence southerly along the line of the said Alden W. Stanley one hundred ten (110) feet to an iron pipe in the ground at the highway; thence westerly following the highway ninety two (92) feet to the first mentioned bound.