

Return to:
Robert J. Caldwell
36 Peaceful Way
Milbridge, ME 04658

DLN: 1002240196831

QUITCLAIM DEED

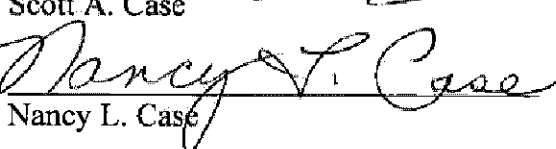
KNOW ALL PERSONS BY THESE PRESENTS: That Scott A. Case and Nancy L. Case, of 36 Peaceful Way, Milbridge, ME 04658, for consideration paid grant to Robert J. Caldwell, of 1230 Fish and Game Road, East Berlin, PA 17316, with QUITCLAIM COVENANTS:

See attached Exhibit A

Meaning and intending to describe and convey the same premises conveyed to Scott A. Case and Nancy L. Case, by virtue of deed from Maurice E. Heavrin, Jr., Personal Representative of the Estate of Jenne B. Heavrin, dated June 22, 2021 and recorded in the Washington County Registry of Deeds in Book 4801, Page 157.

Executed this 4th day of June, 2022.


Scott A. Case


Nancy L. Case

State of Ohio

County of Franklin

The foregoing instrument was acknowledged before me on this 4th day of June, 2022 by Scott A. Case and Nancy L. Case.



DANNY L SPARKS
Notary Public
State of Ohio
My Comm. Expires
August 11, 2025


Notary Public/Attorney-at-Law
Commission expiration: 8-11-2025

Exhibit A - Property Description

36 Peaceful Way
Milbridge, Maine

A certain lot or parcel of land, together with buildings thereon, situated in Milbridge on Bar Island, so-called, County of Washington and State of Maine, and bounded and described as follows, to wit:

"Beginning a one and on-quarter inch (1 1/4") bronze plug in ledge near the waters of Bobby Creek, so-called, said monumented point of beginning being at or near the southeasterly corner of Lot B according to the survey plan of William R. Mague, Registered Land Surveyor, dated August 1986, and recorded in the Washington County Registry of Deeds in Hanger 2, Slide 51; and thence from said point of beginning bearing N 89 degrees, 58' W, 347.3 feet to a 3/4" rebar driven into the ground; thence S 84 degrees 04" W, 214 feet into a 3/4" rebar driven into the ground; thence N 24 degrees 48" W, a distance of 158 feet, more or less, to the southwesterly corner of that parcel of land conveyed by Erik Ostensjo and Erlinda C. Ostensjo, husband and wife, by Warranty Deed dated May 8, 1998 to Jenne B. Heavrin and Virginia S. Boebinger, and recorded in the Washington County Registry of Deed in Book 2240, Page 278, being the same premises as conveyed by John G. and Sheila Ann Rueshoff to Theresa A. Lanouette by deed dated August 23, 1993 and recorded Volume 1869, Page 094 of the Washington County Registry of Deeds; thence turning and running easterly by and along the southerly line of said Lanouette property a distance of 462 feet, more or less, to a point near the waters of Bobby Creek which lies in line between the monuments identified as "R" and "S" on said Mague plan; thence S 49 degrees, 34' E, 63.3 feet to a point identified as "T" on said Mague plan; thence S 08 degrees 12' W, 87.4 feet to the one and one quarter inch (1 1/4") bronze plug in ledge identified as "A" on said plan and marking the point of beginning.

The above described property is the southerly half of Lot B according the survey plan of William R. Mague, Registered Land Surveyor, Dated August 1986 and recorded in the Washington County Registry of Deeds, Hanger 2, Slide 51.

Granting also to the Grantee herein, her heirs and assigns, any interest which the Grantors may have in the land, shore rights and flats lying easterly of the above described premises within the northerly and southerly lines of the above described property extended to low water mark of Bobby Creek. Subject to the rights of the public and in accordance with the laws of the State of Maine.

Granting also to the Grantee herein, her heirs and assigns a right of way for all purposes of a way including the right to lay utility lines over and upon that section of the Bar Island Road, so-called, which runs from the Town Road, also known as the Joe Leighton Road, to the private access road of Donald H. and Elaine R. Leighton and the right of way for all purposes of a way including the right to lay utility lines over and upon the said private access road which runs from the Bar Island Road to the above conveyed parcel of land.

The above conveyed rights of way are subject to the rights of Donald M. and Elaine R. Leighton and others who may have similar rights to use the same.

That portion of the private access which passes over the above conveyed parcel of land is subject to the right of way for all purposes of a way in favor of Donald H. and Elaine R. Leighton, their heirs and assigns and Herwood W. Curtiss and Phyllis M. Curtiss, and their heirs and assigns.

This conveyance is subject to the utility easement granted by Erik and Erlinda C. Ostensjo to Bangor Hydro Electric Company dated July 17, 1996 and recorded in Volume 2095, Page 332 of the Washington County Registry of Deeds and the easement granted by said Ostensjos to New England Telephone and Telegraph Company dated September 9, 1996 and recorded in Volume 2143, Page 335 of said Registry.

EXCEPTING AND RESERVING, HOWEVER, to Ronald D. Gallant, Sr. and George F. West, their heirs and assigns, for the benefit of Lot A on said Mague plan, a 10 foot wide right of way for walking purposes only to run from the private road above referred to in an easterly direction along the full length of the southerly boundary line of the above conveyed Lot B to the shore of Bobby Creek.