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JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX NOT PAID
eRecorded Document

DLN: 2869958

DEED

BEVERLY A. TAPLEY, of Southwest Harbor, County of Hancock, and State of Maine, for consideration paid, grant, convey and forever quitclaim to **WYMAN F. TAPLEY, sole Trustee, or his successors in trust, under the TAPLEY FAMILY REALTY TRUST dated June 10, 2025**, with quitclaim covenant, a certain lot or parcel of land situated in Southwest Harbor, County of Hancock, and State of Maine, more particularly bounded and described as follows:

See Exhibit A attached hereto and made a part hereof

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

THIS Deed has been prepared without the benefit of a title examination. Grantor and Grantee acknowledge that no title examination has been performed, which may or may not disclose the status of title, reveal possible liens, clouds on title, or other matters normally disclosed by a title examination, including the possibility of another person having an interest in the property conveyed herein. Grantor and Grantee acknowledge the risks and have elected not to have an examination of this title, thereby releasing the preparer of this Deed from any and all loss, claim, demand, or liability resulting from a condition of title which may have otherwise been disclosed by a title examination.

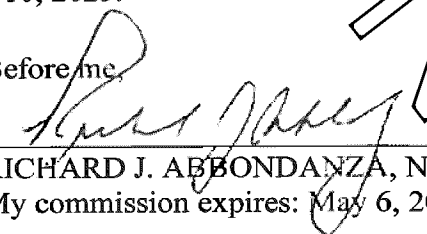
IN WITNESS my hand and seals this 10th day of June, 2025.


BEVERLY A. TAPLEY

State of Maine
County of Penobscot, ss.

Personally appeared before me **BEVERLY A. TAPLEY** and acknowledged the foregoing instrument to be her free act and deed on June 10, 2025.

Before me,


RICHARD J. ABBONDANZA, Notary Public
My commission expires: May 6, 2032

RICHARD J. ABBONDANZA
NOTARY PUBLIC
State of Maine
My Commission Expires
May 6, 2032

EXHIBIT A

A certain lot or parcel of land situated in the Town of Southwest Harbor, Hancock County, Maine, and being a portion of those premises as described in the deed from Wilton E. Martin and Beatrice M. Martin to Lewis M. Tapley and LaRita T. Tapley dated February 23, 1954 and recorded in Book 759, Page 271 of the Hancock County, Maine, Registry of Deeds, and which premises are bounded and described as follows:

"Beginning at a stone post in the north line of a lot of land formerly owned by Laura A. Mayo, and one rod from the Northwest corner of said lot in an easterly direction; thence running in a northerly direction at right angles with said north line five rods; thence in an easterly direction and parallel to said line eight rods; thence in a southerly direction to said line five rods to said line; thence following said line westerly eight rods to a place of beginning, containing forty square rods, more or less; also a right of way over a strip of land one rod wide beginning at the northeasterly corner of the herein described lot and running in a northerly direction to the private way leading to the old Robinson house; thence over said private way to the west line of the County Road. The above description is from a deed of Lydia S. Robinson to Lillian E. Bickford dated Oct. 31, 1888, and recorded in the Hancock County Maine Registry of Deeds, Book 232, Page 161.

Also another lot of land or parcel of land in said Southwest Harbor agreeably to a deed from James E. Robinson et als to Lillian E. Bickford dated Jan. 14, 1903 and recorded in said Registry of Deeds in Book 405, Page 234, and for a full description see last named book and page for the above described lot; being all and the same premises deeded Henry A. Bickford by Lillian E. Bickford by her deed dated Dec. 30, 1925, and recorded in said Registry of Deeds, Book 602, Page 184.

Also another lot or parcel of land described in deed from Clarence E. Day to Henry A. Bickford dated May 7, 1909 and recorded in said Registry in Book 458, Page 439.

Also another lot commencing at a stake and stones on line of land of Emily F. Farnsworth and following said Farnsworth land eight hundred and forty-nine (849) feet; thence at right angles with said Farnsworth's land and following her North line North $3\frac{1}{2}^{\circ}$ East three hundred and twenty-eight (328) feet; thence North $86\frac{1}{2}^{\circ}$ West but same course as said Farnsworth's land two hundred and sixty-five (265) feet; thence South $3\frac{1}{2}^{\circ}$ West five hundred and sixty-two (562) feet to a stake and stones; thence South $86\frac{1}{2}^{\circ}$ East but parallel with said Farnsworth's West line one thousand one hundred and sixteen (1116) feet to a stake and stones; thence North $3\frac{1}{2}^{\circ}$ East hundred and thirty four feet to point commenced at, containing eight acres, more or less; also a right of way for all purposes of a way across adjoining land as set forth in Deed recorded Book 355, Page 281. See foreclosure recorded in Book 495, Page 508.

Also another lot commencing at a hackmatack tree on the line of land between the Lydia S. Robinson land and land now or formerly owned by Josiah Mayo and running north 2° West eight (8) and three (3) links to a stake and stones; thence North 75° West twelve (12) rods to a stake and stones; thence North $10\frac{1}{2}^{\circ}$ East four (4) rods and twenty (20) links to a stake; thence North $76\frac{1}{2}^{\circ}$ West thirty-eight (38) rods to a stake and stones; thence South $14\frac{1}{2}^{\circ}$ East eighteen (18) rods to said Mayo's line; thence Easterly by said Mayo's line to the point at the beginning, containing four (4) acres and seventeen (17) square rods; also a right of way as set forth in deed recorded in Book 305, Page 53.

EXCEPTING AND RESERVING, another lot, so that this conveyance is of five lots, not six lots, which excepted and reserved lot is bounded and described as follows;

Another lot beginning at the Northwest corner bound of the Laura E. Jordan lot; thence in a westerly direction ninety-one (91) feet to an iron post; thence northerly following the Lowell A. Bickford easterly line two hundred (200) feet to an iron post in the Byron Robinson southern line; thence following the Byron Robinson southern line line easterly ninety-one (91) feet to an iron post in the northwest corner of the Melvin F. Mitchell, Sr. lot; thence following the Melvin F. Mitchell, Sr., west line two hundred (200) feet southerly to the northwest corner of the Laura E. Jordan lot, the point of beginning.

Together with and as appurtenant to each and every part of the above-described premises, that right of way for all purposes of a way as more fully described in the deed from Kenneth U. Hutchins and Meredith A. Hutchins to Lewis M. Tapley and Larita M. Tapley dated February 18, 1985, recorded in Book 1209, Page 667 of the Hancock County Registry of Deeds.

EXCEPTING, however, those certain lots or parcels of land as may be more fully bounded and described in the following deeds:

1. The premises described in the deed from Lewis M. and Larita T. Tapley to Malcolm L. Pettegrow and Alice T. Pettegrow dated July 24, 1985, recorded in Book 1545, Page 15 of the Hancock County Registry of Deeds.
2. The premises described in the deed from Larita T. Tapley to Malcolm L. Pettegrow and Alice T. Pettegrow dated March 15, 1986, recorded in Book 1572, Page 430 of said Registry of Deeds.
3. The premises described in the deed from Larita T. Tapley to Jerry W. Tapley and Beverley Tapley dated June 7, 1986, recorded in Book 1583, Page 372 of said Registry of Deeds.
4. The premises described in the deed from Bessie T. Gray and Jerry Wallace Tapley, Co- Personal Representatives of the Estate of Larita Mae Tapley to Bessie T. Gray to be recorded in the said Hancock County, Maine, Registry of Deeds.

The above-described premises is conveyed subject to the following easements:

1. The easement from Larita M. Tapley to Bangor Hydro Electric Company dated July 9, 1986, recorded in Book 1592, Page 120 of the Hancock County Registry of Deeds.
2. The easement from Larita M. Tapley to New England Telephone and Telegraph Company dated May 28, 1986, recorded in Book 1593, Page 413 of said Registry of Deeds.
3. The easement from Larita Tapley to Bangor Hydro Electric Company dated June 20, 1988, recorded in Book 1704, Page 306 of said Registry of Deeds.

The within premises are, however, conveyed subject to the following permanent restriction:

1. There shall be no construction, erection, or maintenance of structures, nor shall there be any cutting of any trees, shrubbery or other growth within the twenty (20) foot Restricted Area as set forth on the plan entitled "PLAN SHOWING PROPERTY FOR THE HEIRS OF LARITA M. TAPLEY AT SOUTHWEST HARBOR, HANCOCK

COUNTY, MAINE", dated September 1992, by Edward B. Jackson, P.L.S. and recorded in the Hancock County, Maine, Registry of Deeds.

Together with, and as appurtenant to, the above described premises in each and every portion thereof, a thirty (30) foot right of way for all purposes of a way, including passage on foot and by vehicle and for the installation and maintenance of utilities as the same may be defined in 33 M.R.S.A., §458 for the benefit of the remaining property of the Estate of LaRita Mae Tapley, now Jerry W. Tapley and Beverly Tapley as the same is set forth on a certain plan entitled "PLAN SHOWING PROPERTY FOR THE HEIRS OF LARITA M. TAPLEY AT SOUTHWEST HARBOR. HANCOCK COUNTY, MAINE" dated September 1992, and prepared by Edward B. Jackson, R.L.S. and recorded in the Hancock County, Maine, Registry of Deeds.

Meaning and intending to convey the same premises conveyed from the Estate of LaRita Mae Tapley to Jerry W. Tapley and Beverly A. Tapley by deed dated October 26, 1992, and recorded in the Hancock County Registry of Deeds in Book 2015, Page 253. Jerry W. Tapley died on February 25, 2025, leaving his spouse to be the sole surviving tenant.