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QUITCLAIM DEED WITH COVENANT

David R. Butterfield, with a mailing address of the 61 Macdonald Road, Amherst, Maine, 04605, for consideration paid, grants to **Westley R. Ellington and Vanessa K. Ellington**, with a mailing address of P.O. Box 14, Aurora, Maine, 04408 with quitclaim covenant, the land, together with any improvements thereon, in **Amherst, Hancock County, Maine**, bounded and described as follows:

Certain real estate situated in said Amherst, bounded and described as follows, viz: Beginning at the Northeast corner of Lot No. 16 of the allotment of the lands of the Bingham Estate in Amherst township aforesaid, conveyed to Samuel Orcutt; thence along the North line of said lot, North eighty-nine degrees West, eighty-five perches; thence along the East line of lot No. 17, contracted to be sold to Edward H. Orcutt, North one degree East one hundred and sixty perches; thence along the South line of School Lot, so-called, South eighty-nine degrees East one hundred and twenty-two perches; and thence along the West bank of the West branch of the Union River, so-called, by the several courses and distance thereof, in the main Southerly, to the place of beginning, containing one hundred and four acres, strict measure, be the same, more or less.

Said parcel of land being lot No. 41 of the allotment of Bingham Lands in said town of Amherst according to the survey and plan of the same made by Reuben Dodge and Addison Dodge, surveyors.

Being the same premises described in deed of Alvah L. Nickerson, Administrator of the Estate of Sewell E. Nickerson, to R. Leon Williams, dated June 27, 1942, and recorded in Hancock County Registry of Deeds at Book 687 Page 342.

EXCEPTING from the above-described premises that portion of the property described in a deed from R. Leon Williams to Albert R. Hanscome, dated October 16, 1944, recorded in Hancock County Registry of Deeds at Book 696, Page 557.

Being a portion of the premises described in a deed from R. Leon Williams and Alma C. Williams to R. Leon Williams Lumber Co., dated April 1, 1960, recorded in Hancock County Registry of Deeds at Book 860, Page 347.

ALSO EXCEPTING from the above-described premises that portion of the property described in two (2) deeds from R. Leon Williams Lumber Co. to the Town of Amherst, first deed being dated December 15, 1969 and recorded in Hancock County Registry of Deeds at Book 1091, Page 193, and the second deed being dated October 15, 1970, recorded in said Registry at Book 1106, Page 639.

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Also being Parcel Two of the premises described in mortgage of R. Leon Williams Lumber Co. to Raymond L. Williams and Melvin L. Williams, Co-Personal Representatives of the Estate of R. Leon Williams, dated May 5, 1992 in Hancock County Registry of Deeds at Book 1940, Page 50.

Also being Parcel Two of the premises described in Deed of R. Leon Williams Lumber Co. to Linda M. Williams and John M. Williams, Co-Personal Representatives of the Estate of Melvin L. Williams, dated August 30, 2004, in Hancock County Registry of Deeds at Book 4058, Page 252.

Also being a portion of the premises described in Deed of Linda M. Williams and John M. Williams, Co-Personal Representatives of the Estate of Melvin L. Williams to Margaret McKinney, Personal Representative of the Estate of R. Leon Williams, dated June 17, 2010, and recorded June 18, 2010 in Hancock County Registry of Deeds at Book 5434, Page 76.


Being the same premises described in a deed from Lakeville Shores, INC. to David R. Butterfield dated March 1, 2019 and described in Hancock County Registry of Deeds at Book 6939, Page 91.

For Grantor's source of title, see the deed from Margaret McKinney, Personal Representative of the Estate of R. Leon Williams, to Lakeville Shores, Inc., dated June 24, 2010 and recorded in Book 5438, Page 315 of the Hancock County Registry of Deeds. See also the municipal release deed from the Inhabitants of the Town of Amherst to Lakeville Shores, Inc., dated July 7, 2010 and recorded in Book 5470, Page 246 of the Hancock County Registry of Deeds.

Grantee acknowledges that the land conveyed herein is taxed under the provisions of the Tree Growth Tax Law pursuant to Title 36, M.R.S. Section 571 et seq. Grantee, as part consideration for this conveyance, by acceptance of this deed, covenants and agrees to take all steps necessary to qualify the property for tree growth tax status or to pay any and all penalties imposed by the taxing authority upon withdrawal of any portion of the property from tree growth tax status, said payment to be made to the taxing authority before or at the time of withdrawal.

This deed should be construed according to the laws of the State of Maine.

Witness our hands and seals this 25 day of June, 2021.



Witness



David R. Butterfield

WITNESS

State of Maine

County of Hancock

June 25, 2021

Then personally appeared before me the above-named David R. Butterfield who acknowledged the foregoing instrument to be their free act and deed.

Before me,

Sue L. Jones
Notary Public

Sue L. Jones
Printed Name

My Comm. Exp: 06/30/2024

SUE L. JONES
Notary Public, State of Maine
My Commission Expires 6/30/2024

HANCOCK COUNTY

③ R/Westley Ellington
116 Chick Brook Lane
Amherst, NE 04605-8322