Doc#: 13885
Bk: 2950 Ps: 73

BOUNDARY AGREEMENT

Agreement made this 2nd day of October, 2004, by and between **Robert Donofrio and Mary M. Kane-Donofrio,** husband and wife, both of 19 Sunset Road, Bethlehem, CT 06751 hereinafter called DONOFRIO, and **John C. Ayoob and Marianne Ayoob,** husband and wife, whose mailing address is PO Box 2454, Athens, GA 30612, hereinafter called AYOOB.

Whereas, the said DONOFRIO are the owners of property in **Milbridge, Washington County, Maine,** being described in a deed recorded in 2625, Page 253 Washington County Registry of Deeds; and,

Whereas, the said AYOOB are the owners of property in **Milbridge Washington County, Maine,** being described in a deed recorded in Book 2503, Page 182 of the Washington County Registry of Deeds; and,

Whereas, based on the recorded instruments there is some uncertainty as to the boundary lines between said properties.

Now, therefore, in consideration of mutual covenants and agreements contained herein the parties hereto agree as follows:

1. The accurate description of the boundary line(s) between the properties of DONOFRIO and AYOOB are as follows:

   Beginning at an unmarked point on and along the centerline of the traveled way of the so-called Ray's Point Road in the Town of Milbridge, County of Washington, State of Maine;

THENCE, leaving said centerline and running the magnetic course of (N 56°-09'-56"E) to a point marked by a (#5) iron concrete reinforcing rod, hereinafter called a 're-rod', capped with a plastic surveyor's cap stamped "Downey 1064" and driven into the ground, said point,

(A) bears the reference line course and distance of (N54°-59'-41"W) (195.06 feet) from another (#4) re-rod, capped as above, and found driven into the ground on and along the Northeasterly side of the said Ray's Point Road; and

(B) bears the reference line course and distance of (S 65°-39'-27" E) (410.06 feet) from the point marked by a (#4) re-rod, capped with a plastic surveyor's cap stamped "MAYHEW-PLS 1331" and driven into the ground on and along the Northeasterly side of the said Ray's Point Road, and which said (#4) re-rod marks the Southwesterly end of the "FIFTH" or "S 56°-00'-00" W… 487.00 feet" division line in the description of the parcel of land which by deed dated July 17, 2004, and recorded in the Washington County, Maine, Registry of Deeds in Book 2906, page 013, on July 26, 2004, was conveyed by Robert and Mary Donofrio to David T. Momme and Karen J. Perjon;

THENCE, passing through said point and running (N 56°-09'-56" E) (316.41) to a point marked by a (#4) re-rod, capped "MAYHEW-PLS 1331" and driven into the ground;

THENCE, passing through said point and running (N 56°-09'-56" E) 452.54 feet) to a second (#4) re-rod, capped "MAYHEW-PLS 1331" and driven into the ground;

THENCE, passing through said point and running (N 56°-09'-56" E) (179.76 feet) to a point marked by a (#5) re-rod, capped "Downey 1064", and driven into the ground, said point

(A) bears the reference line course and distance of (S 38°-36'-18" W) (183.43 feet) from a point marked by a (#4) re-rod, capped "MAYHEW-PLS 1331" set in the ground on and along the tidal high water line of the so-called "Flat Bay" in the Town of Milbridge, and which (#4) re-rod marks the Easterly end of the FIRST or "N 63°-00'-00" … 105 feet" line in the description of the parcel in the above cited Donofrio to Momme and Perjon (Book 2906, page 013, conveyance, and

(B) bears (S 70°-35'-29" W) (98.65 feet) from a (1/2 inch) diameter drill hole atop a granite boulder resting on the marshland of the said 'Flat Bay';

THENCE, passing through said point and running (N 56°-09'-56" E) to the tidal mean high water line of the shore line of the said 'Flat Bay', said point is the terminus of the above described lines of division, subject of the herein boundary line agreement, orientation herein referenced to the magnetic meridian as of (2003), whereas said 'magnetic meridian' bears (18°-00'-50") WEST of the Maine State Grid System, East Zone (1983) Meridian.

The above description is drafted following analysis of data gathered in the conduct of a perimeter survey of the land of Roberrt and Mary Donofrio by Land Surveyor Carl M. Mayhew, PLS 1331 in the year 2003.

2. Said DONOFRIO for consideration paid, release to AYOOB as **joint tenants** and not as tenants in common, their heirs and assigns forever, the property SOUTHEAST of the line described in Paragraph 1 above.

3. Said AYOOB for consideration paid, release to DONOFRIO as **joint tenants** and not as tenants in common, their heirs and assigns forever, the property NORTHWEST of the line described in Paragraph 1 above.

The intention of this agreement is to finally determine the boundary lines between the parties hereto and resolve any possible disputes and claims among said parties arising through their individual chains of title.

WITNESS our hands and seals this 2nd day of October, 2004.

Robert A Donofrio
Robert Donofrio

Mary M. Kane-Donofrio
Mary M. Kane-Donofrio

John C. Ayoob
John C. Ayoob

Marianne Ayoob
Marianne Ayoob

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STATE OF CONNECTICUT
COUNTY OF Litchfield, SS. Bethlehem October 2, , 2004

Then personally appeared the above-named Robert Donofrio and acknowledged the foregoing instrument to be his free act and deed.

Before me,

SEAL

Notary Public
My Commission Expires 5-31-07
Name of Notary: Ilona Blouin

STATE OF GEORGIA
COUNTY OF Oconee, SS. October 15, 2004

Then personally appeared the above-named John C. Ayoob and acknowledged the foregoing instrument to be his free act and deed.

Before me,

SEAL

Notary Public
Jane J. Hillsman

Notary Public
Oconee County, GA
My Commission
Expires June 27, 2008

Name of Notary:

Received
Recorded Register of Deeds
Nov 22,2004 02:38:26P
Washington County
Sharon D. Strout