

WARRANTY DEED
15-02470L

Robert E. Dyer, whose mailing address is 57 Fortune Circle, Surry, ME 04654, for consideration paid, GRANTS to Robert E. Dyer and Luanne Dyer, husband and wife, both with a mailing address of 57 Fortune Circle, Surry, ME 04654, with WARRANTY COVENANTS, as joint tenants, certain lots or parcel of land, together with any buildings thereon, situated in Surry, County of Hancock, State of Maine, bounded and described as follows, to-wit:

Lot 1: Bounded on the northwest by land conveyed in the Second Parcel of a deed from Roger A. Davis and Marilyn E. Davis to Robert E. Neill and Mary Lou Neill dated August 26, 2003 and recorded at the Hancock County Registry of Deeds in Book 3710, Page 17; bounded on the northeast by the southwest side of a graveled road named Fortune Circle and used for a private right of way leading easterly to Toddy Pond Road, so-called, bounded on the southeast by land conveyed in the Third Parcel of the above mentioned deed of land to said Neill; bounded on the southwest by land conveyed in the First Parcel of the above mentioned deed of land to said Neill and containing nine hundredths (0.09) acres, more or less.

Lot 2: Bounded on the northwest by land conveyed in the Fourth Parcel of a deed from Roger A. Davis and Marilyn E. Davis to Robert E. Neill and Mary Lou Neill dated August 26, 2003 and recorded at the Hancock County Registry of Deeds in Book 3710, Page 17; bounded on the northeast by land conveyed in Parcel Three of a deed from Emma E. Welch to Robert E. Dyer and Luanne W. Dyer dated October 14, 2004 and recorded at said registry in Book 4043, Page 36; bounded on the south by an unnamed brook; bounded on the southwest and southeast by land conveyed in a deed from James H. Fortune to E. Bruce Carlsten and Dorothy Quincy Carlsten dated August 26, 1988 and recorded at said registry in Book 1711, Page 465; bounded also on the southwest by land conveyed in a deed from Harry M. Gebo to Robert Earl Dyer dated May 29, 1985 and recorded at said registry in Book 1538, Page 68 and containing twenty-three hundredths (0.23) acres, more or less.

Lot 3: Bounded on the north by an unnamed brook; bounded on the southwest by land conveyed in Parcel Three of a deed from Emma E. Welch to Robert E. Dyer and Luanne W. Dyer dated October 14, 2004 and recorded at the Hancock County Registry of Deeds in Book 4043, Page 36; bounded on the northwest by land conveyed in Parcel Two of a deed from Robert H. Earls to Robert E. Dyer and Luanne W. Dyer dated October 14, 2004 and recorded at said registry in Book 4043, Page 34; bounded on the northeast and southwest by the southwest and northeast sides of a graveled road named Fortune Circle and used for a private right of way leading easterly to Toddy Pond Road, so-called; bounded northwesterly and southwesterly by land conveyed in a deed from Theodore Wallace and Gladys Wallace to Edward L. Devlin and Margaret R. Devlin dated October 16, 1987 and recorded at said registry in Book 1672, Page 58 and containing forty-seven hundredths (0.47) acres, more or less.

ALSO CONVEYING an EASEMENT, for purposes of ingress and egress, and to be used for purposes of constructing, laying, maintaining, repairing and replacing, from time to time, facilities necessary to provide utility services, and including the right to pave, to be for the benefit of and appurtenant to Lot 1, Lot 2 and Lot 3 herein conveyed, and every part thereof, of the Grantee, as follows, to wit:

Said easement shall extend from the westerly sideline of the Toddy Pond Road, over the entirety of an existing roadway known as Fortune Circle to said properties herein conveyed.

Being the same premises as described in the deed from Austin E. Jordan, Jr., Leroy O. Jordan, and Letitia E. Jordan to Robert E. Dyer, dated February 28, 2005 and recorded in Book 4148 Page 239, Hancock County Registry of Deeds.

The purpose of this deed is to create a joint tenancy between husband and wife.

WITNESS my hand and seal this 5 of June, 2015.

Signed, Sealed and Delivered
In Presence Of

Susan Hart Robert E. Dyer

STATE OF MAINE
COUNTY OF HANCOCK.

June 6, 2015

Personally appeared the above named Robert E. Dyer and acknowledged the foregoing instrument to be his free act and deed.

Before me,

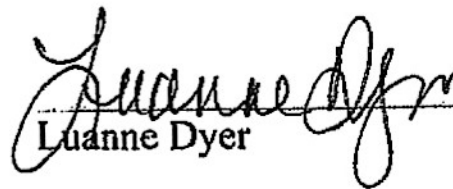
Susan Hart
Notary Public

SUSAN E. HART
Notary Public, Maine
My Commission Expires May 31, 2018

(Print Name)

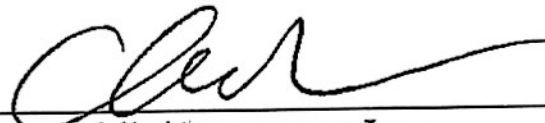
My comm. expires:

WITNESS my hand and seal this 8 day of September, 2025.


Luanne Dyer

STATE OF MAINE
COUNTY OF HANCOCK

Before me this 8th day of September, 2025 personally appeared the above-named Luanne Dyer and acknowledged the foregoing instrument to be her free act and deed.


Notary Public/Attorney at Law

Print Name: Christina S. Lewis, Esq.

My Commission Expires: Maine Bar No. 4741