

DLN# 1002240191269

TRUSTEE'S DEED

CHARLES C. HAPP, Trustee of the Charles C. Happ Living Trust, by the power conferred by law and every other power, for consideration paid, grants to NICHOLE L. BEBOUT and SHANNON R. BEBOUT, with a mailing address of 54 Main St Blue Hill ME 04614, the land, with any improvements thereon, in Blue Hill, County of Hancock, State of Maine, as described in Exhibit A attached hereto, incorporated herein and made a part hereof.

Together with all rights, easements, privileges and appurtenances belonging to the granted estate.

Witness my hand this 20th day of APRIL, 2022.

CHARLES C. HAPP _____ LIVING TRUST

By: Charles C. Happ

Its: Trustee

STATE OF ILLINOIS
COOK County, ss.

4:20 _____, 2022

Personally appeared the above named Charles C. Happ, Trustee of the Charles C. Happ Living Trust, and acknowledged the foregoing instrument to be his free act and deed in said capacity.

Before me,

Elizabeth Taylor
Notary Public

Print name: ELIZABETH TAYLOR

Commission expires: 10/30/2023

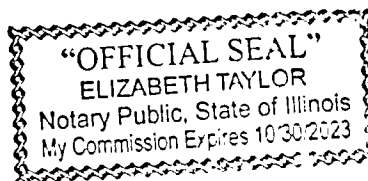


Exhibit A

A certain lot or parcel of land, together with the improvements thereon, situated in Blue Hill, Hancock County, Maine, described as follows in deed from Edwin R. Schneider and Justine C. Schneider to Charles C. Happ, Trustee of the Charles C. Happ Living Trust dated September 11, 2001 and recorded in Book 3157, Page 37 of the Hancock County Registry of Deeds:

"Beginning at an iron pipe found set flush to the ground on the northeasterly line of land herein being conveyed and southwesterly line of land conveyed in a deed from Aldona Sabalis to Robert N. Myers and Bonnie J. Grant, dated July 1, 1999 and recorded at the Hancock County Registry of Deeds in Book 2846, Page 604;

Thence South forty degrees twenty-five minutes three seconds East (S. $40^{\circ} 25' 03''$ E.) by and along said land of Myers and Grant one and sixty three hundredths (1.63) feet to the northwesterly sideline of Main Street;

Thence South forty-eight degrees forty-four minutes forty seconds West (S. $48^{\circ} 44' 40''$ W.) by and along said sideline of Main Street twenty-nine and fifteen hundredths (29.15) feet to a one inch iron bolt found set flush to the ground at land conveyed in a deed from Jonathan D. Chase and Associates to Amenita Holdings, Inc. dated July 15, 1998 and recorded at said Registry in Book 2752, Page 409;

Thence North forty degrees ten minutes zero seconds West (N. $40^{\circ} 10' 00''$ W.) by and along said land of Amenita Holdings, Inc., one hundred twenty-four and sixty-one hundredths (124.61) feet to a 1" iron bolt found buried and a $\frac{3}{4}$ " iron rod set flush to the ground with surveyor's cap marked Eric W. Allen, PLS-2097;

Thence South forty-nine degrees fifty minutes zero seconds West (S. $49^{\circ} 50' 00''$ W.) by and along said land of Amenita Holding, Inc., seventy-six and zero hundredths (76.00) feet to a 1" iron bolt found set flush to the ground and covered by pavement on the northeasterly sideline of Mill Street;

Thence North thirty-two degrees ten minutes zero seconds West (N. $32^{\circ} 10' 00''$ W.) by and along the northeasterly sideline of Mill Street ten and ten hundredths (10.10) feet to a $\frac{3}{4}$ " iron rod with said surveyor's cap set flush to the pavement;

Thence North forty-nine degrees fifty minutes zero seconds East (N. $49^{\circ} 50' 00''$ E.) by and along remaining land of the grantors herein, one hundred three and sixteen hundredths (103.16) feet to a $\frac{3}{4}$ " iron rod with said surveyor's cap set in the ground at the southwesterly line of said land of Myers and Grant;

Thence South forty degrees twenty-five minutes three seconds East (S. $40^{\circ} 25' 03''$ E.) by and along said land of Myers and Grant one hundred thirty-two and forty-three hundredths (132.43) feet to the pipe at the point of beginning. Containing eleven hundredths (0.11) acres, more or less.

The above description was prepared in accordance with a survey entitled "Plan of Standard Boundary Survey for Land to be Conveyed by Edwin R. Schneider and Justine C. Schneider, Main Street, Mill Street, Blue Hill, Maine" dated September 4, 2001 and prepared by Eric W. Allen, PLS.

Also conveying the Grantors' right, title and interest in that portion of Main Street and Mill Street located adjacent to the premises herein conveyed.

MEANING AND INTENDING TO CONVEY and hereby conveying a portion of the premises described in a deed from Richard A. Knoyer and Catherine C. Knoyer to the Grantors herein, dated March 17, 1971, recorded at the Hancock County, Maine, Registry of Deeds in Book 1114, Page 71.

The above-described premises are conveyed SUBJECT to an Agreement made between Ernest McIntyre and Josephine F. Baker, dated September 28, 1956, recorded at the Registry in Book 867, Page 91, the purpose of said Agreement being to establish the northeasterly sideline of the above-described premises.

The premises are also made SUBJECT to the terms of an Agreement between Lena W. McIntyre, Josephine F. Baker and Union Trust Company, concerning septic tank and sewage rights and easements, recorded at the Registry in Book 881, Page 118, and SUBJECT to an easement given by Lena W. McIntyre to Theodore A. Horton for the maintenance of septic tank pipes and lines, recorded at the Registry in Book 1011, Page 327.

The premises are conveyed TOGETHER with all rights to the Artesian Well located on adjacent property, as conveyed by Alton W. Horton, et al. to Ernest E. McIntyre, dated July 25, 1955 and recorded at the Registry in Book 776, Page 599.

ALSO CONVEYING an EASEMENT for the purpose of parking one vehicle on retained land of the Grantors herein, Edwin R. and Justine C. Schneider, said Easement located along the northwesterly boundary of the premises herein conveyed, and described as follows:

Beginning at a 3/4" iron rod set flush in the ground on the northeasterly sideline of Mill Street, marking the northwesterly corner of the premises conveyed above and the southwesterly corner of the premises retained by Edwin R. and Justine C. Schneider;

Thence North forty-nine degrees fifty minutes zero seconds East (N. $49^{\circ} 50' 00''$ E.) nineteen and twenty-nine (19.29) hundredths feet along land herein conveyed to Charles C. Happ;

Thence North thirty-five degrees thirty-six minutes twenty-one seconds West ($49^{\circ} 36' 21''$ W.) along retained land of Edwin R. and Justine C. Schneider, ten and three hundredths (10.03) feet to a point;

Thence South forty-nine degrees fifty minutes zero seconds West (S. 49° 50' 00" W.), along land of said Schneider, eighteen and sixty-eight (18.68) hundredths feet to a point on the northeasterly sideline of Mill Street;

Thence South thirty-two degrees ten minutes zero seconds East (S. 32° 10' 00" E.) ten and ten hundredths (10.10) feet to the 3/4' iron rod at the point of beginning.

Said Easement shall be appurtenant to and for the benefit of the premises herein conveyed, and shall be used solely for the parking of one vehicle and for no other purpose.

EXCEPTING and RESERVING to the Grantors herein, Edwin R. Schneider and Justine C. Schneider, their heirs and assigns, and as appurtenant to the land retained by Edwin R. Schneider and Justine C. Schneider, the exclusive right to use the drilled well on the premises herein conveyed to Charles C. Happ, which well bears North forty degrees fifty minutes forty-five seconds East (N. 40° 50' 45" E.) fifteen and seventeen hundredths (15.17) feet from a 1" iron bolt found on the northeasterly sideline of Mill Street, which 1" iron bolt bears South thirty-two degrees ten minutes zero seconds East (S. 32° 10' 00" E.) ten and ten hundredths (10.10) feet from the 3/4" iron rod set flush on the northeasterly side of Mill Street, marking the northeasterly corner of the premises herein conveyed to Charles C. Happ; together with the right to install, maintain and repair piping from said well to retained land of the Grantors, Edwin R. Schneider and Justine C. Schneider, and together with the right to enter onto the premises herein conveyed to Charles C. Happ for the purposes of repairing and maintaining said well and piping.

ALSO RESERVING to the Grantors herein, Edwin R. Schneider and Justine C. Schneider, their heirs and as appurtenant to the premises retained by Edwin R. and Justine C. Schneider, an EASEMENT for the placement, repair and maintenance of the existing sewer lines located on land herein conveyed to Charles C. Happ, and to enter upon the premises conveyed to Charles C. Happ for the allowed purposes of repairing and maintaining the sewer lines."

SUBJECT TO an easement granted to Edwin R. Schneider and Justine C. Schneider dated March 25, 2002 and recorded in Book 3287, Page 14 of the Hancock County Registry of Deeds.