

DLN: 1002340248590

QUITCLAIM DEED

Jeffrey Joseph Benoit of Swans Island, Hancock County, Maine, for consideration paid, grants to Kristen Zimmermann of Burbank, Los Angeles County, California (whose mailing address is 1106 Leland Way, Burbank, CA 91504) with Quitclaim Covenant, the following described real estate:

See "Exhibit A" Attached

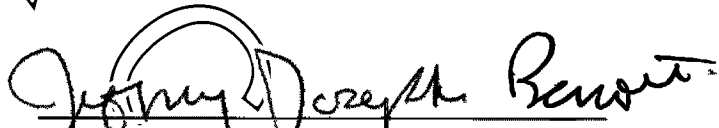
For grantors' source of title, reference may be had to a deed from Michael Andrew McCarthy a/k/a Michael A. McCarthy to the grantor herein, dated October 13, 2020, recorded in Hancock Registry of Deeds, Book 7066, Page 235.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness my hand and seal this 11 day of September, 2023.

WITNESS:


Jeffrey Joseph Benoit

STATE OF MAINE
Hancock, ss

11 September, 2023

Then personally appeared the above named Jeffrey Joseph Benoit and acknowledged the foregoing instrument to be his free act and deed.

Before me,


Notary Public/Justice of the Peace
Commission Expiration:

File No.: 2023-3439

Devin Brown-Hammond
Notary Public, State of Maine
My Commission Expires 10/29/2028

File No: 2023-3439

"Exhibit A"

Certain lots or parcels of land, together with any buildings and improvements thereon, situated in Swans Island, Hancock County, Maine, bounded and described as follows:

Parcel One: Beginning at a point on the westerly side of the highway leading from Swans Island to Atlantic and thirty feet westerly of a bolt hole in a ledge marking the northwest corner bound of the property now or formerly of R.M. Stinson; thence southwesterly following the limits of said highway one hundred sixteen feet, more or less, to a point approximately one half the distance between the northerly end of the Hotel building and the southerly side of the Mary Gott house, as they now or formerly exist; thence in a northwesterly direction one hundred twenty feet, more or less, to the western sideline of the property now or formerly of Lilla M. Moulden and the easterly sideline of property now or formerly of Herrick and Stinson; thence northerly but following the last mentioned line one hundred sixteen feet, more or less, to the land now or formerly of Carroll P. Staples; thence easterly by the land of said Staples one hundred twenty feet, more or less, to the highway and the first described point.

Parcel Two: Located on the westerly side of Harbor Road, the lot being conveyed shown upon a survey map by Eastern Surveying Company, Inc., entitled "Boundary Survey for Record Owner Michael McCarthy", dated June 7, 2008, revised July 23, 2012, the lot being more particularly bounded and described as follows: Beginning at an iron bolt found in 1987 broken off in ledge at the northerly corner of a lot of land of Michael McCarthy, described in a deed recorded in said Registry in Book 4144, Page 341 and on the southerly bound of a lot of land now or formerly of Carroll and Lindsay Staples, described in a deed recorded in said Registry in Book 4919, Page 296; thence N 75° 27' 44" W, 49.82 feet, along the southerly bound of said Staples lot, to a #5 iron rebar set in stones in 1987; thence by a line of division through said 1st lot of land of Eric Chetwynd, Jr. and Frances Chetwynd described in a deed recorded in said Registry in Book 2411, Page 167, S 2° 43' 10" W, 137.12 feet, to a granite monument found in 1987 at the northerly corner of a lot of land of said Eric Chetwynd, Jr. and Frances Chetwynd described in a deed recorded in said Registry in Book 1832, Page 603; thence S 64° 07' 04" E, 122.88 feet, along the northeasterly bound of the last referenced Chetwynd lot, to a granite monument found flush to the ground in 1987; thence S 64° 07' 04" E, 39 feet, more or less, along the northeasterly bound of the last referenced Chetwynd lot, to a point in the centerline of the traveled way of Harbor Road; thence generally northerly, 20 feet, more or less, along said centerline, to a point; thence N 64° 15' 56" W, 19 feet, more or less, along the southwesterly bound of said McCarthy lot, to an iron spike set flush with the ground in 2007, said spike bearing N 68° 40' 00" E, 27.51 feet from the last referenced granite monument; thence N 64° 15' 56" W, 142.22 feet, along the southwesterly bound of said McCarthy lot, to the center of a cluster of 2 iron pipes and an iron axle found in 1987; thence N 23° 41' 27" E, 116.13 feet, along the northwesterly bound of said McCarthy lot, to the bolt in ledge at the point of beginning.

Subject to the rights of the public to that portion of said Harbor Road right of way that is located within the above-described lot, the westerly sideline of which is presumed to be located 24.75 feet westerly of, and parallel with, the centerline of the traveled way of said Harbor Road. Orientation referenced to Magnetic North as observed in 1982.