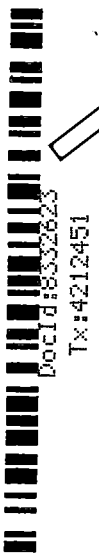


**QUITCLAIM DEED WITHOUT COVENANT
CORPORATE GRANTOR**

Property address:
10 Dwelley Point Road
Franklin, ME 04634

KNOW ALL BY THESE PRESENTS, that JPMORGAN CHASE BANK, NATIONAL ASSOCIATION (hereinafter referred to as "Grantor"), a financial institution organized and existing under the laws of the United States of America, and having a place of business in care of Carrington Mortgage Services, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806, acting pursuant to a Judgment of Foreclosure and Sale entered on July 28, 2021, in the Ellsworth District Court, located in Ellsworth, Maine, Docket No. RE-18-42 and recorded in the Hancock County Registry of Deeds in Book 7163 at Page 145, under 14 M.R.S.A. § 6321 et. seq. for the foreclosure of the Mortgage granted by DENISE M. STANWOOD to JPMORGAN CHASE BANK, N.A., dated March 10, 2006, and recorded in the Hancock County Registry of Deeds in Book 4443, Page 107, for consideration paid, the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey, and forever quitclaim unto CLARK FOUNTAIN (hereinafter referred to as "Grantee") his successors and assigns forever, whose mailing address is Eastside Road, Hancock, Maine 04640, a certain lot or parcel of land situated in the Town of Franklin, of Hancock County and State of Maine, described below:



FRANKLIN

HANCOCK COUNTY

Certain lots or parcels of land, together with the buildings thereon, situated in Franklin, County of Hancock, State of Maine, bounded and described as follows:

the land in Franklin, Hancock County, Maine.

A certain lot or parcel of land, with the buildings thereon, situated in Franklin, County of Hancock, State of Maine and being all and the same premises described in the deed from Seth H. Crabtree to Everard H. Cousins dated April 15, 1914 and recorded in Book 506, Page 485 of the Hancock County Registry of Deeds, in which deed said premises were described as follows:

A certain lot or parcel of land situated in Franklin aforesaid and bounded and described as follows, to wit: Beginning on the division line between land of Clarence E. Dyer and Edgar W. Billings formerly the L. S. Orcutt lot and on the Northeast corner of said Dailey H. Dyer house lot; thence along said division line southerly twenty rods and twenty links, more or less to the Southwesterly corner of said Dillings lot; thence North about forty six degrees West twenty rods and four links to the Southwesterly corner of said Dyer's house lot; thence North about fifty degrees East seven rods and two links to the place of beginning.

Also another lot of land which was conveyed to Bailey Dyer by Charles H. Macomber dated May 6, 1908 and recorded in Hancock County Registry of Deeds Book 450 Page 108 of the Hancock County Registry of Deeds, in which deed said premises are described as follows:

A certain lot or parcel of land situated in Franklin aforesaid and bounded and described as follows, to wit:-

Beginning in the middle of the town road leading from the

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County road to Dwelley's Point (so called) and on the corner bound of the lot herein described and land of formerly Lillian Stinson or Leamon S. Orcutt estate; thence south thirty degrees east along the division line of said lots eleven rods to a corner stone; thence south about fifty degrees west seven rods to a corner stone; thence north forty eight degrees west eight rods and twelve links to the middle of said town road; thence northeasterly along said road ten rods and seventeen links to the place of beginning, containing one half of one acre, more or less.

BEING the same premises conveyed to Denise M. Stanwood by Quitclaim Deed with Covenant from Carol Merrill, dated March 10, 2006, and recorded in the Hancock County Registry of Deeds in Book 4443, Page-105, together with and subject to all rights, easements, restrictions and reservations referred to therein.

This deed is granted through a public sale held pursuant to 14 M.R.S.A. §6323(1). A notice of public sale stating time, place, and terms of the sale was published on January 17, 2022, January 24, 2022, and January 31, 2022 in the Bangor Daily News, a newspaper of general circulation in Hancock County. The redemption period expired on October 26, 2021. The Public Sale was held on March 24, 2022 following postponements pursuant to 14 M. R. S. A. §6323(1). The Grantee was the highest bidder.

TO HAVE AND TO HOLD the same, together with all privileges and appurtenances thereunto belonging, to the said Grantee, its successors and assigns forever.

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IN WITNESS WHEREOF, the said Grantor has caused this instrument to be signed in its corporate name by Carrington Mortgage Services, LLC, its Attorney in Fact, by

Joseph Anthony Barragan, its Post Foreclosure Supervisor thereunto duly authorized, this

30th day of MARCH, 20 22.

CARRINGTON MORTGAGE SERVICES,
LLC as Attorney-in-Fact for JPMorgan Chase
Bank, National Association

By: [Signature] MAR 30 2022

Name: Joseph Anthony Barragan
Post Foreclosure Supervisor
Carrington Mortgage Services, LLC attorney in fact

Its: _____

STATE OF _____
COUNTY OF _____

In _____, on the ___ day of _____, 20____, before me personally appeared _____, the _____ of CARRINGTON MORTGAGE SERVICES, LLC as Attorney-in-Fact for JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, to me known and known by me to be the party executing the foregoing instrument, and he/she acknowledged said instrument by him/her executed to be his/her free act and deed, and the free act and deed of CARRINGTON MORTGAGE SERVICES, LLC as Attorney-in-Fact for JPMORGAN CHASE BANK, NATIONAL ASSOCIATION.

Notary Public
Printed Name: _____
My Commission Expires: _____

See Attached

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

On March 30, 2022 before me, Jeanette Marie Vargas, Notary Public, personally appeared, Joseph Anthony Barragan, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/ her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY—under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jeanette Marie Vargas (Seal)
Jeanette Marie Vargas



ADDITIONAL OPTIONAL INFORMATION

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)
Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER
 Individual (s)
 Corporate Officer

(Title)
 Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they— is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - Indicate title or type of attached document, number of pages and date.
 - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

⑤ - P. 53
Ret: Clark Fountain
641 Eastside Road
Hancock, ME