

14516

BK 1779 PG 389

WARRANTY DEED

ANNA-BETTY BARTLETT being widowed and unremarried, of Ellsworth, County of Hancock, State of Maine, for consideration paid, grants to RICHARD D. LENFEST and LOIS M. MURPHY both of Old Town, County of Penobscot, State of Maine, with WARRANTY COVENANTS, as joint tenants, the land situated in Ellsworth, Hancock County, Maine.

FIRST PARCEL: Being lot numbered twenty (20) on a plan of lots by H. R. Keiser and recorded in the Hancock County Registry of Deeds, Plan Book 7, Page 30, to which plan and record thereof reference is hereby made for a more particular description.

Being the same premises conveyed to the Grantor herein and Willard Bartlett as joint tenants by deed of Richard K. Grant and Natalie J. Grant dated August 31, 1954 and recorded in the Hancock County Registry of Deeds at Volume 767, Page 394. Willard Bartlett deceased testate in 1982 thereby leaving the Grantor as the sole surviving joint tenant.

SECOND PARCEL: A certain lot or parcel of land, being Lot numbered twenty-one (21) on a plan of lots by H. R. Keiser and recorded in the Registry of Deeds for said County of Hancock in Plan Book 7, Page 30, to which plan book and record thereof reference is hereby made for a more particular description; together with a right of way over the existing road to the lot herein conveyed.

Being the same premises described in a warranty deed to Willard Bartlett from Harry R. Keiser dated July 24, 1955, recorded in said Registry in Volume 769, Page 447. Reference should also be had to the deed of Willard F. Bartlett and Anna B. Bartlett dated August 23, 1974 and recorded at Volume 1198, Page 409 of the said Registry.

EXCEPTING AND RESERVING from the above described parcel any and all land conveyed by the said Anna Betty Bartlett to Kinney Duplicator Co., Inc. by her deed dated November 17, 1987 and recorded in the said Registry at Volume 1671, Page 363.

PARCEL THIRD: A certain lot or parcel of land situated in said Ellsworth, County of Hancock, State of Maine, and bounded and described as follows, viz:

All of the premises lying northwesterly of and adjacent to the following described line:

Beginning at a point on the high water line of Green Lake at or near the boundary line between Lots 21 and 22 as shown on a plan of camp lots for Harry R. Keiser recorded in Plan Book 30, Page 7 in the Hancock County Registry of Deeds; thence

BK 1779 PG 390

North 51° 20' 10" East, a distance of 8 feet, more or less, to a 3/4" rebar set in the ground, said rebar being located North 32° 00' 30" West, a distance of 195.05 feet from an iron pipe and 3/4" rebar near said high water line of Green Lake indicating the line between Lots 23 and 24 as shown on said plan of camp lots, said first mentioned rebar also being located South 28° 18' 55" East, a distance of 190.54 feet from an iron pipe near said high water line of Green Lake indicating the line between lots 19 and 20 of said plan; thence North 51° 20' 10" East, a distance of 146.85 feet to an 3/4" rebar set near the southwesterly side of the Scotts Neck Road, so-called, said rebar being located North 51° 29' 25" West a distance of 229.50 feet from another 3/4" rebar set near said road indicating the line between lots 23 and 24 of said plan; thence continuing North 51° 20' 10" East a distance of 12 feet, more or less, to said southwesterly side of the Scotts Neck Road.

The purpose of this deed and an accompanying deed from Anna Betty Bartlett to Kinney Duplicator Co., Inc. is to establish the common boundary line between land of the grantor herein as described in deed recorded in Volume 815, Page 178 and land of the grantee herein as described in deed recorded in Volume 1198, Page 409 in the Hancock County Registry of Deeds.

The above description is based on a survey by Maine Land Services dated October 26, 1987, a copy of which is annexed as Schedule A. All bearings being magnetic as observed in 1987.

Being the same premises conveyed to the Grantor herein by deed of Kinney Duplicator Co., Inc. by its deed dated December 4, 1987 and recorded at Volume 1671, Page 361.

WITNESS my hand and seal this 30th day of October, 1989.

WITNESS:

David Lewis

Anna Betty Bartlett
Anna-Betty Bartlett

STATE OF MAINE

PENOBSCOT, ss

October 31, 1989

Personally appeared the above-named Anna-Betty Bartlett and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Charles Owen Spencer
Notary Public

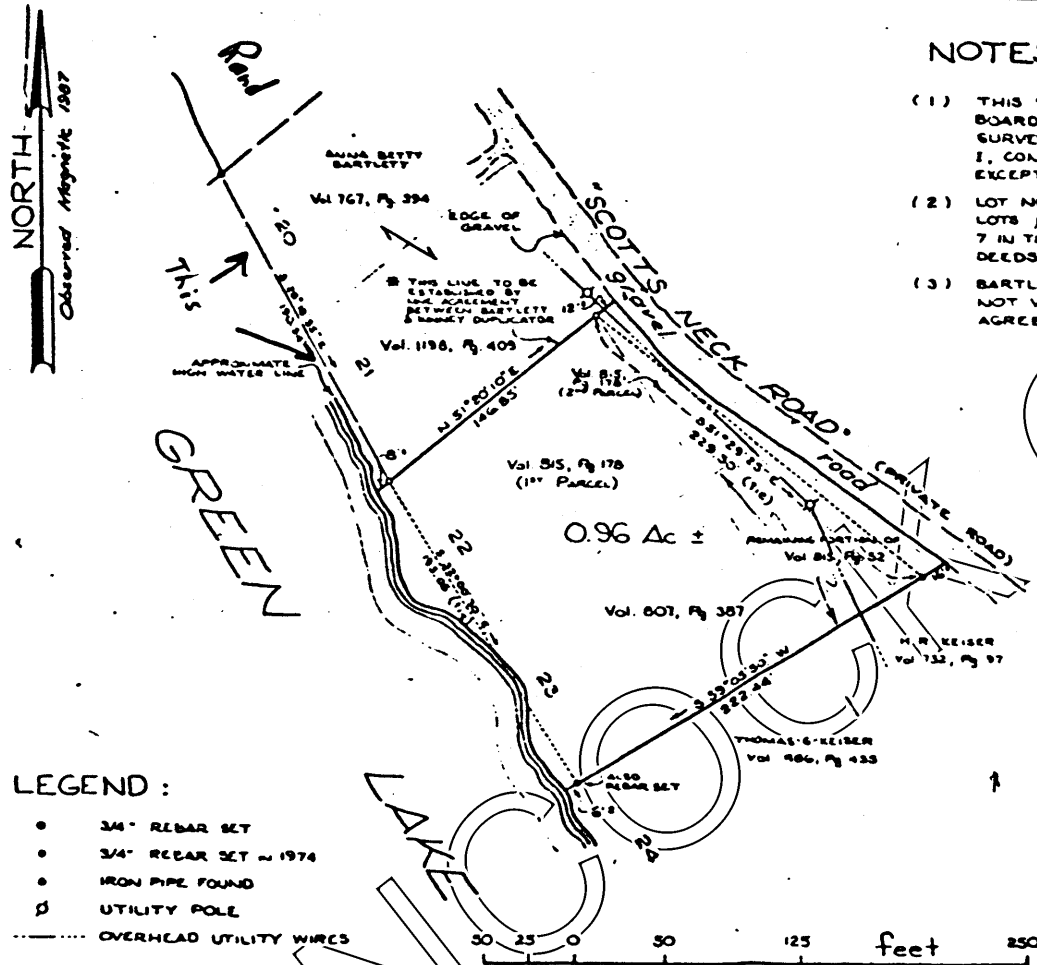
CHARLES OWEN SPENCER
Print Name

POOR ORIGINAL WHEN RECORDED

BK 779PG391

NOTES :

- (1) THIS SURVEY CONFORMS TO THE MAINE BOARD OF REGISTRATION FOR LAND SURVEYORS STANDARDS FOR CATEGORY I, CONDITION III SURVEYS.
EXCEPTIONS: NO WRITTEN REPORT
- (2) LOT NUMBERS REFER TO PLAN OF CAMP LOTS RECORDED IN PLAN BOOK 30, PAGE 7 IN THE HANCOCK COUNTY-REGISTRY OF DEEDS.
- (3) BARTLETT-KINNEY/DOPLICATOR LINE NOT VALID WITHOUT WRITTEN LINE AGREEMENT.



ELLSWORTH HANCOCK COUNTY, MAINE

PLAN SHOWING LAND OF KINNEY
DOPLICATOR Co., Inc (Vol. 815, Pg.
178) AND LAND OF CRAWFORD D. &
KATHLEEN C. KINNEY (Vol. 807, Pg.
387 & Vol. 815, Pg. 32)

DATE: OCT. 26, 1987 SCALE: 1" = 50'

Surveyed by:
MAINE LAND SERVICES
P.O. Box 334
Brewer, ME



C. R. 641.7.

HANCOCK, SS. RECD NOV - 3 1989 AT 8 45 AM