

WARRANTY DEED

DLN: 1001840021724

KNOW ALL MEN BY THESE PRESENTS, That I, **ALFRED A. DIMARCO**, whose mailing address is PO Box 124, Prospect Harbor, Maine 04669, for consideration paid, GRANT to **ARTHUR JONES and PATRICIA JONES**, whose mailing address is 18 Waldo Avenue, Belfast, Maine 04915, as JOINT TENANTS, with WARRANTY COVENANTS, a certain lot or parcel of land, together with any improvements thereon, situated in Prospect Harbor, County of Hancock, State of Maine, being all and the same premises described in a deed from A. Raylene Cole to Alfred A. DiMarco, dated 13 January 1987, and recorded in the Hancock County Registry of Deeds at Book 1624, Page 631, further bounded and described in Exhibit A attached hereto and made a part hereof.

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

Witness my hand and seal this 26 day of FEB, 2018.

Alfred A. DiMarco
Alfred A. Dimarco

STATE OF MAINE
HANCOCK, ss.

Waldo

The foregoing instrument was acknowledged before me this 26 day of FEB, 2018 by Alfred A. DiMarco.

Before me, _____

Notary Public

Notary Public - Maine
My Commission Expires
October 27, 2018

JEREMY M. MARDEN



EXHIBIT A

"a certain lot or parcel of land, together with all buildings thereon, situated in Prospect Harbor, Town of Gouldsboro, Hancock County, Maine, and being more particularly bounded and described as follows, to wit:

Beginning at a point in, or near, the centerline of Maine State Route #186 marked by a P-K nail driven, said point of beginning bearing S 45°-21' E 29.7 feet from the south-most corner of the presently (9/1979) located town post office, said point of beginning being at, or intending to be at, the end of the second or "South fifty nine degrees East, Eighty feet" line of the land which, by deed dated 14 April 1986 and recorded in the Hancock County Maine Registry of Deeds in Book 298, page 537, was conveyed by Fannie E. Vose to John B. Cole, said point of beginning being, also, at the southeasterly end of the southerly line of a parcel of land described as a "strip of land" in the Exception of the land which, by deed dated 20 December 1963 and recorded in the Hancock County Maine Registry of Deeds in Book 958, page 421, was conveyed by John E. Workman to William W. and Yvonne N. Billings, said point of beginning being, finally, at the beginning of the penultimate line of the land which, by deed dated 9 August 1979 and recorded in the Hancock County Maine Registry of Deeds in Book 1358, page 589, was conveyed by William W. Billings and Yvonne N. Billings to Michael G. & Marita P. Billings, running thence by the last two and part of the first lines in the said deed, Billings to Billings, and binding reversely on the second line in the aforesaid deed, Vose to Cole, as now surveyed (9/1979), the orientation herein being referred to the Maine State Grid System - East Zone, aligning therewith five minutes of arc,

N 75°-57' W 80.0 feet

to a point marked by a cedar post driven into the ground, said point being at the point of beginning of the aforesaid deed, Billings to Billings, said point being, also, at, or near, the end of the first line of the SECOND LOT of land which, by deed dated 20 January 1975 and recorded in the Hancock County Maine Registry of Deeds in Book 1208, page 180, was conveyed by Marie E. Fox to Miriam Colwell, running thence (as aforesaid) by part of the first line in the aforesaid deed, Billings to Billings, and binding on the (1) second line in the aforesaid deed, Fox to Colwell, (2) first line of the land which, by a second deed dated 8 September 1977 and recorded in the Hancock County Maine Registry of Deeds in Book 1299, page 616, was conveyed by Marie E. Fox to Miriam Colwell, wherein the magnitude (length) of the said first line was erroneously given as "93 feet",

N 89°-31' W 92.5 feet

to a point marking the southwest corner (end of the first line) in the said second deed, Fox to Colwell, said point being at the end of the first or "south southwest by south 175 feet" line (southeast corner) of the land which, by deed dated 23 July 1979 and recorded in the Hancock County Maine Registry of Deeds in Book 1355, page 363, was conveyed by Frederick H. Arsenault to Derwood D. Urquhart, running thence by and on the second line in the aforesaid second deed, Fox to Colwell, and binding reversely on part of the first line in the aforesaid deed, Arsenault to Urquhart,

N 0°-09' E 108.2

feet to a point marked by a steel spike driven flush with the ground, running thence and binding on the (1) third line in the aforesaid deed (second), Fox to Colwell, (2) last line in the aforesaid deed (first), Fox to Colwell, combined,

S 76°-10 1/2' E 123.8 feet

to a point marked by a cedar post driven into the ground, said point being at the common point of beginning of the FIRST & SECOND LOTS in the aforesaid deed (first), Fox to Colwell, running thence by and on the first and second lines in the FIRST LOT of the deed (first), Fox to Colwell, combined,

N 85°-04 1/2' E

passing through the "utility pole" call within the description of said FIRST LOT, 87.4 feet to a point in the center of the traveled way of the aforesaid State Route #186, running thence by the third line in the last mentioned FIRST LOT and continuing on the centerline of the said road,

S 19°-25' W 112.7 feet

to the place of beginning.

Containing 18,031.6 square feet (0.414 acres) of land, more or less, inclusive of the right of way of Maine State Route #186 lying within the bounds of the premises here described.

Subject to the rights of the public in that portion of the right of way of State Route #186 lying within the bounds of the above-described premises.

This is a composite description and includes all the land described as within the boundaries of the following deeds, viz:

1. Daniel Deasy et al to John B. Cole, dated 1 March 1888, recorded Book 223, Page 375;
2. Fannie E. Vose to John B. Cole, dated 16 April 1896, recorded Book 298, Page 537;
3. Marie E. Fox to Miriam Colwell, dated 20 January, 1975, recorded Book 1208, Page 180; and
4. Marie E. Fox to Miriam Colwell, dated 8 September, 1977, recorded Book 1299, Page 616.

The portion of the premises described in the deeds referred to as 1. and 2. above were acquired by the Grantors as joint tenants by deed from Joyce C. Hill dated January 2, 1962, and recorded with said Deeds in Book 909, Page 323, and the portion thereof described in the deeds referred to as 3. and 4. above were acquired by the Grantor, Miriam A. Colwell, alone.

The foregoing description is in accordance with Plan entitled "Colwell Property in Prospect Harbor" dated December 1979 by Harry C. Plummer, Jr., R.L.S."