



OR BK 6629 PGS 139 - 140
INSTR # 2016013681
HANCOCK COUNTY, ME

09/06/2016 01:02:48 PM
JULIE A. CURTIS
REGISTER OF DEEDS

WARRANTY DEED

Richard A. King of St. James City, Lee County, Florida, for consideration paid, grants to Ellen C. Clark of Surry, Hancock County, Maine (whose mailing address is 45 Fortune Circle, Surry, ME 04684) with Warranty Covenants, the following described real estate:

A certain lot or parcel of land, together with any improvements thereon, situated in that part of Surry known as West Surry, Hancock County, Maine, more particularly described as follows:

Beginning at the southwest corner at a stake; thence east a distance of 100 feet to a stake; thence north a distance of 200 feet to a stake; thence west a distance of 100 feet to a stake; thence south by Toddy Pond a distance of 200 feet to place of beginning. Bounded on the northeast and south by land of Ernest Blaisdell and on the west by Toddy Pond.

Together with the use of a right of way to said lot.

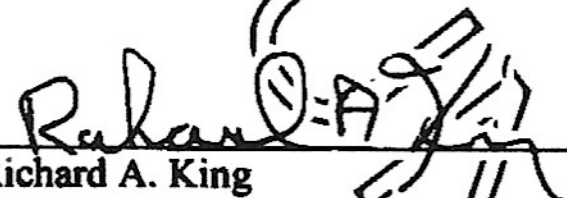
For grantors' source of title, reference may be had to a deed from Walter L. King and Mavis C. King to the grantor herein, dated December 28, 1982, recorded in Hancock Registry of Deeds, Volume 1453, Page 503.

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 31st day of August, 2016.

WITNESS:


Richard A. King

MAINE REAL ESTATE
TRANSFER TAX PAID

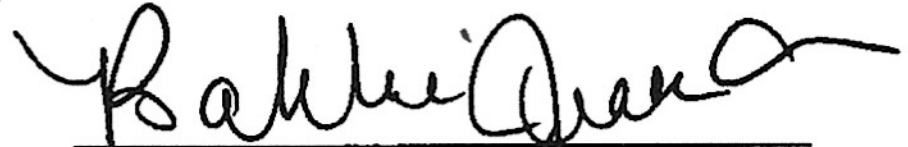
STATE OF MAINE

Penobscot, ss

August 31, 2016

Then personally appeared the above named Richard A. King and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Notary Public/Justice of the Peace

Commission Expiration:

File No.: 16-1994

BOBBIE-JEAN ADAM
Notary Public • State Of Maine
My Commission Expires November 1, 2019

COCKSCOUNTY

②

E/Ret: Treworgy & Baldacci

KNOW ALL MEN BY THESE PRESENTS that I, NELLIE KANE of Surry, County of Hancock, State of Maine, in consideration of One Dollar and other valuable considerations paid by PHILLIP M. CLARK and ELLEN C. CLARK of Highland Park, County of Middlesex, State of New Jersey, the receipt whereof I do hereby acknowledge, do hereby remise, release, bargain sell and convey, and forever quit-claim unto the said PHILLIP M. CLARK and ELLEN C. CLARK as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them forever, four certain lots or parcels of land situated in the Town of Surry, County of Hancock, State of Maine, together with the buildings thereon, bounded and described in accordance with the deeds hereinafter referred to, to wit:

FIRST PARCEL: A certain lot or parcel of land, in the Town of Surry, County of Hancock, State of Maine bounded and described as follows, to wit:

"Beginning at the South West corner at a stake; thence East one hundred and ten feet to a stake; thence North one hundred and thirty two feet to a stake; thence by Carlisle line one hundred feet to Toddy Pond; thence by said pond one hundred and sixty one feet to place of beginning. Bounded on the South and East by land of Ernest Blaisdell. Also use of right of way to said lot"

Reference being had to a deed from Harland Carter to Herman L. Carter dated April 4, 1961 and recorded in the Hancock County Registry of Deeds in Book 886, Page 466 on June 14, 1961.

PARCEL TWO: A certain lot or parcel of land situated in the Town of Surry, County of Hancock and State of Maine, bounded and described as follows, to wit:

Beginning at a point on the easterly shore of Middle Toddy Pond in the southerly line of land as described in a deed from the Inhabitants of the Town of Surry to Myron R. Carlisle dated September 24, 1948 and recorded in the Hancock County, Maine, Registry of Deeds in Book 726, Page 37; thence in said southerly line S. 64° 30' E. 10 feet more or less to an iron pipe driven in the ground; thence S. 64° 30' E. 93.09 feet along said southerly line to an iron pipe driven in the ground; thence S. 64° 30' E. 99.0 feet along said southerly line to an iron pipe driven in the ground, at the southeast corner of the lot herein conveyed; thence N. 50° 30' E. 213.0 feet along other land of the grantor to an iron pipe driven in the ground marking the northeast corner of the lot herein

conveyed; thence N. $76^{\circ} 54'$ W. 100.0 feet along other land of the grantor to an iron pipe driven in the ground; thence N. $76^{\circ} 54'$ W. 120.08 feet along other land of the grantor to an iron pipe driven in the ground; thence N. $76^{\circ} 54'$ W. 20 feet more or less to the water of said Middle Toddy Pond; thence southerly by the water of said Middle Toddy Pond to the point of beginning, containing 0.8 acres more or less.

Together with a right of way for all purposes of a way to be used as tenants in common with the herein grantor, her heirs and assigns forever and others twenty feet wide, the westerly line of said right of way is described as follows: Beginning at the iron pipe above mentioned which bears N. $76^{\circ} 54'$ W. of and is 100. feet distant from the northeast corner of the above described lot; thence N. $15^{\circ} 37'$ W. 88.82 feet to an iron pipe driven in the ground; thence N. $24^{\circ} 55'$ W. 82.83 feet to an iron pipe driven in the ground; thence N. $24^{\circ} 55'$ W. 17.92 feet to an iron pipe driven in the ground marking the southeasterly corner of a lot described in a deed from M. R. Carlisle to Carrol Ring dated September 19, 1950 and recorded in the said Registry of Deeds in Book 736, Page 463; thence northerly and easterly following the present right of way to the road leading from Surry to Higgins Corner, so called, on U.S. Route #1, leading from Ellsworth to Bucksport.

Reference being had to a deed from Bessie A. Carlisle to Herman L. Carter dated August 6, 1957 and recorded in the Hancock County Registry of Deeds in Book 810, Page 371 on February 5, 1958.

PARCEL THREE: A certain lot or parcel of land, in the Town of Surry, County of Hancock, State of Maine bounded and described as follows, to wit:

Beginning at the Southeast corner of the right of way of land of Harland Carter thence running Northerly by Harland Carters line 150 ft to Harland Carters North corner thence running in an easterly direction by land of Herman Carter 100 ft to a stake and stone thence in a southerly direction 125 ft by land of Ernest Blaisdell to a right of way thence by said right of way 100 ft to place of beginning. Also use of Right of way to said lot.

Reference being had to a deed from Ernest Blaisdell to Herman L. Carter dated August 30, 1960 and recorded in the Hancock County Registry of Deeds in Book 886, Page 468 on June 14, 1961.

PARCEL FOUR: A certain lot or parcel of land, in the Town of Surry, County of Hancock, State of Maine bounded and described as follows, to wit:

Beginning at the southwest corner of land of Harland Carter thence by Carters line one hundred and ten feet in an easterly direction thence by land of Walter King one hundred and eleven feet

to Toddy Pond so called in a Southwesterly direction thence by said pond fifty-six feet in a northerly direction to place of beginning. To use right of way and use of parking lot as long as Herman Carter owns the Pond.

Reference being had to a deed from Harland Carter to Herman L. Carter Dated July 30, 1955 and recorded in the Hancock County Registry of Deeds in Book 769, Page 462 on August 1, 1955.

To have and to hold, the same, together with all the privileges and appurtenances thereunto belonging, to them the said PHILLIP M. CLARK and ELLEN C. CLARK as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.

And I do covenant with the said Grantees, as aforesaid, that I am lawfully seized in fee of the premises, that they are free of all incumbrances,

And I do covenant with the said grantees, their heirs and assigns, that I will warrant and forever defend the premises to the said grantees, their heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under me.

IN WITNESS WHEREOF, I, the said NELLIE KANE and WILLARD E. KANE, husband of said NELLIE KANE, joining in this deed as Grantors, and relinquishing and conveying our right by descent and all other rights in the above described premises, have hereunto set our hands and seals this day of June in the year of our Lord one thousand nine hundred and eighty.

Signed, Sealed and Delivered
in Presence of

[Signature]
[Signature]

Nellie M. Kane
Willard E. Kane

State of Maine
Hancock, ss.

June , 1980

Personally appeared the above named NELLIE KANE and
acknowledged the above instrument to be her free act and deed.

Before me,

Charles W. McGraw

Justice of the Peace
Notary Public

CHARLES W. MCGRAW Notary Public
MY COMMISSION EXPIRES NOV. 17, 1985



HANCOCK, SS: REC'D JUN 20 1980 AT 10 H 08 AM