

BK: OR 7374 PAGE: 950 # OF PGS: 3
03/21/2025 11:57:05 AM Inst # 2025002886
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX PAID
eRecorded Document

DLN: 2539289
TRUSTEES' DEED

ALEXANDRA DAUGHERTY and WILLIAM M. DAUGHERTY, TRUSTEES of the ALEXANDRA DAUGHERTY REVOCABLE TRUST, both having a mailing address of 814 A1A North #101, Ponte Vedra Beach, Florida 32082, by the power conferred by law and the Trust and by every other power, for consideration paid, GRANTS to SAMUEL MILLER-LITTLE and ANN HICKEY, husband and wife, both having a mailing address P.O. Box 602, Blue Hill, Maine 04614, as JOINT TENANTS, certain lots or parcels of land, together with the improvements thereon, situated in Blue Hill, Hancock County, Maine, bounded and described as follows:

PARCEL ONE:

Beginning at a bolt at the most westerly corner of premises herein conveyed at land of Edward S. Rendall and Constance W. Rendall;

Thence North 62° 16' East, along said land of Rendalls, crossing the driveway used as the right of way referred to below, 449.41 feet, more or less, to a pipe in concrete at land now or formerly of Cutler;

Thence South 44° 48' East, along said land of Cutler, 101.50 feet, more or less, to rod in concrete;

Thence South 6° 18' East, continuing along said land of Cutler and passing through a large maple at the top of a bank, 223.27 feet, more or less, to a drill hole set in a pink granite rock on the shore of Blue Hill Bay;

Thence continuing on the same course (S. 6° 18' E.) to the low water line of Blue Hill Bay;

Thence in a generally westerly, southwesterly and westerly directions, by and along low water line of said Blue Hill Bay as the shore turns and winds, to a point at low water line by land of said

Rendalls (the shoreline measures approximately 455 feet along high water line);

Thence North $29^{\circ} 50'$ West, approximately passing through the northeasterly line of a retaining wall, 50 feet, more or less, to a bolt located near the southwesterly corner of a garage on land herein conveyed (said bolt is located, as a tie line, South $64^{\circ} 57'$ West of and 395.30 feet, more or less, from the drill hole set in the pink granite rock previously mentioned by the southeasterly corner of land herein conveyed);

Thence continuing on the same course (N. $29^{\circ} 50'$ W.) along said land of Rendall, 66.29 feet, more or less, to a granite monument;

Thence North $27^{\circ} 50'$ West, continuing along said land of Rendall, 220.05 feet, more or less, to the point of beginning.

Further conveying a right of way, for all purposes of a way, including ingress and egress by vehicular and pedestrian traffic over the presently existing roadway (extension of driveway serving premises herein conveyed), sometimes called the "Henrickson Road," to Route 175. Said right of way to be used in common with said Rendalls and any other persons entitled to the use thereof.

Further conveying all of my right, title and interest in and to any easements for utility purposes now serving the premises herein conveyed as said utility lines are now installed.

This conveyance is made subject to the rights of the public in and to so much of the above-described premises as is located between high and low water lines.

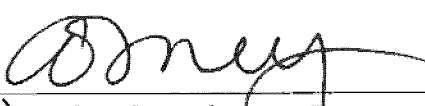
PARCEL TWO:

Beginning at a point 40 feet from an existing bolt at the corner of properties owned by Edward S. and Constance W. Rendall, and James M. and Lenette B. Richardson, marked by the intersection of lines N $27^{\circ} 50'$ W and N $62^{\circ} 16'$ E, said 40 feet being marked along the boundary line N $62^{\circ} 16'$ E; thence N $27^{\circ} 50'$ W 50 feet; thence N $62^{\circ} 16'$ E to the property line of land of Cutler, being 296.57 feet, more or less; thence S $19^{\circ} 41'$ E along said land of Cutler 50.50 feet, more or less, to the existing boundary between Rendalls and Richardsons; and thence S $62^{\circ} 16'$ W along the said existing boundary line 289.41 feet, more or less, to the point of beginning; and containing approximately .34 acres of land. The

above land is described and marked on a survey by Sage Collins R.L.S. for Edward S. and Constance W. Rendall dated October 7, 1983, and last revised October 7, 1991.

MEANING AND INTENDING TO CONVEY and hereby conveying the same premises described in a deed from William M. Daugherty and Alexandra M. Daugherty, to Alexandra Daugherty and William M. Daugherty, Trustees of the Alexandra Daugherty Revocable Trust, dated November 11, 2022, recorded at the Hancock County Registry of Deeds in Book 7242, Page 818.

WITNESS our hands and seals this 14 day of March, 2025.


Alexandra Daugherty, Trustee of the Alexandra Daugherty Revocable Trust


William M. Daugherty, Trustee of the Alexandra Daugherty Revocable Trust

Trustee,

STATE OF Florida
COUNTY OF St Johns

March 14th, 2025

Then personally appeared the above named ALEXANDRA DAUGHERTY and WILLIAM M. DAUGHERTY and acknowledged the foregoing instrument to be their free act and deed in their said capacity.

Before me,


Notary Public

Print name of Notary

Kevin Payne

My commission expires:

06/23/2028

