

WARRANTY DEED

SPENCER K. ALLEN and SUSAN C. ALLEN, husband and wife, both having a mailing address of 28 Bagaduce Road, Brooksville, Maine 04617, for consideration paid, GRANT to NATASHA M. ALLEN having a mailing address of 28A Bagaduce Road, Brooksville, Maine 04617, with WARRANTY COVENANTS, an undivided fifty percent (50%) interest in a certain lot or parcel of land, situated in Sedgwick, Hancock County, Maine, bounded and described as follows:

"Beginning at the northeast corner of land of Harvey Coombs at land of Chester Stover; thence North 49½ degrees East by land of said Stover about ten rods to corner; thence North 40½ degrees West by land of said Stover and land formerly of Levi N. Clossen 119 rods and 12 links to land formerly of Lydia H. Gray; thence by land of said Gray North 51 degrees East 76 rods and 17 links to stake and stones at the highway leading from Sargentville to Brooksville; thence following said highway in a generally southerly direction to land of said Harvey Coombs; thence northwesterly by land of said Coombs to the first bound, containing forty acres, more or less."

Grantors' source of title is as follows:

Spencer K. Allen is the owner of an undivided 1/3 interest in said parcel by virtue of a deed recorded in Book 2626, Page 118 of the Hancock County Registry of Deeds. Susan C. Allen is the owner of an undivided 1/3 interest in said parcel by virtue of a deed recorded in Book 2650, Page 502 of said Registry. Spencer K. Allen and Susan C. Allen, as Joint Tenants, are the owners of an undivided 1/3 interest in said parcel by virtue of a deed recorded in Book 2796, Page 661 of said Registry.

EXCEPTING THEREFROM an outsale to Homer W. Gray et al. by Gertrude S. Allen by deed recorded in Book 1180, Page 211 of said Registry.

TOGETHER WITH all rights, easements, privileges and appurtenances belonging to the granted estate.

WITNESS our hands and seals this 28th day of November, 2012.

Spencer K. Allen
Spencer K. Allen
Susan C. Allen
Susan C. Allen

STATE OF MAINE
HANCOCK, SS

November 28, 2012

Then personally appeared the above named SPENCER K. ALLEN and SUSAN C. ALLEN acknowledged the foregoing instrument to be their free act and deed.

Before me. [Signature]
Notary Public
Ellen S. Best, Notary Public
State of Maine
My Commission Expires 5/8/2014

Print name of Notary

Description Of Land
Lot To Be Conveyed
1.00 Acres ±

A certain lot or parcel of land situated in Sedgwick, Hancock County, Maine, bounded and described as follows, to-wit:

Beginning at a $\frac{3}{4}$ " iron rod with survey cap stamped Eric W. Allen PLS 2097 found at or near the westerly sideline of Caterpillar Hill Road (Routes 175 and 15) on the northeasterly line of land conveyed in a deed from Helen M. McMahon to Nelson Grindal and Ciare F. Grindal dated April 30, 1971 and recorded at the Hancock County Registry of Deeds in Book 1122, Page 305; thence North sixty-seven degrees fifty-seven minutes seven seconds West (N. $67^{\circ} 57' 07''$ W.) by and along said land of Grindal three hundred fifty-eight and sixty-four hundredths (358.64) feet to a $\frac{3}{4}$ " iron rod with said survey cap found at land conveyed in a deed from Charles Wiggins and John Gregory Sargeant Wiggins to Ricky C. Spofford and James K. Paterson, Jr. dated December 13, 2007 and recorded at said Registry in Book 4908, Page 160; thence North fifty-one degrees ten minutes twenty-four seconds East (N. $51^{\circ} 10' 24''$ E.) by and along said land of Spofford and Paterson in part following remains of wire fence one hundred sixty-four and eighty hundredths (164.80) feet to a 1" iron pipe found at the easterly corner of said land of Spofford and Paterson at remaining land conveyed in deeds to Spencer K. Allen and Susan C. Allen; thence South sixty-seven degrees twenty-two minutes two seconds East (S. $67^{\circ} 22' 02''$ E.) by and along said remaining land of Allen two hundred fifty-one and forty-nine hundredths (251.49) feet to an unmarked corner on said westerly sideline of Caterpillar Hill Road; thence South eleven degrees fifteen minutes twenty-three seconds West (S. $11^{\circ} 15' 23''$ W.) following said sideline one hundred forty-three and ninety-four hundredths (143.94) feet to the point of beginning and containing one and zero hundredths (1.00) acres more or less.

Bearings mentioned in the description above are magnetic and oriented to a survey by Allen-Bowden entitled "Plan of Boundary Survey for Charlie Wiggins Route 15 Sedgwick, Maine" dated November 20, 2007.

Reference is made to the Notice of Layout and Taking of the State of Maine by its Department of Transportation dated October 3, 2001 and recorded at the Hancock County Registry of Deeds in Book 3165, Page 299.

The above described lot of land is a portion of the land conveyed in deeds from Kermit P. Allen to Spencer K. Allen dated December 24, 1996 and recorded at the Hancock County Registry of Deeds in Book 2626, Page 118, from Wayne R. Allen to Susan C. Allen dated May 7, 1997 and recorded at said Registry in Book 2650, Page 502, and from Wayne R. Allen to Spencer K. Allen and Susan C. Allen dated December 29, 1998 and recorded at said Registry in Book 2796, Page 661.

The above description of land was prepared by Eric W. Allen, PLS 2097.