

WARRANTY DEED

Stephen N. Krichels, a/k/a Stephen Krichels, of Orland, Hancock County, Maine, for consideration paid, grants to **Phineas M. Peake and Hannah E. Johnson** of Penobscot, Hancock County, Maine (whose mailing address is 53 Evergreen Way, Penobscot, ME 04476) with Warranty Covenants, as Joint Tenants, the following described real estate:

See "Exhibit A" Attached

For grantors' source of title, reference may be had to an Abstract of Divorce Decree issued in the matter of Rosamond Krichels v. Stephen Krichels, Maine District Court, District Five, Division of Central Hancock, Docket No. 92-DV-148, dated June 16, 1993, recorded in the Hancock County Registry of Deeds in Book 2111, Page 71. Further reference may also be had to a deed from Rosamond Krichels to Stephen Krichels, of even date and to be recorded prior to or contemporaneously with this instrument.

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 13 day of May, 2022.

WITNESS:

Stephen N. Krichels

STATE OF MAINE

Hancock, ss

May 13, 2022

Then personally appeared the above-named Stephen N. Krichels and acknowledged the foregoing instrument to be his free act and deed.

Before me,

ROBERT C. TREWORGY
STATE OF MAINE
ATTORNEY AT LAW
MAINE BAR NO. 004990

Notary Public/Attorney-at-Law
Commission Expiration:

Exhibit A - Property Description

Closing Date: May 13, 2022

Borrower(s): Phineas M. Peake and Hannah E. Johnson

Property Address: 53 Winkumpough Road, Orland, ME 04472

Certain lots or parcels of land, with any buildings thereon, situated in Orland, County of Hancock, State of Maine, bounded and described as follows:

Parcel One:

Beginning at a point on the range line (said range line from the northeasterly boundary of Lots 130 & 131) about one and one-half (1 1/2) rods southeasterly of Samuel Gross land and is the southeasterly corner of a half lot sold to Joseph Gross; Thence South about thirty-three degrees (33°) East on said range line one hundred (100) rods to a stake and stones; Thence South about fifty-seven degrees (57°) West eighty (80) rods to a small birch tree lightly spotted on the bank (corner as run a few feet from said tree); Thence North about thirty-three degrees (33°) West one hundred (100) rods to land of aforesaid Gross land; Thence North fifty-seven degrees (57°) East eighty (80) rods to the first mentioned bounds.

Parcel Two:

Being a part of Lot 131, beginning at the northeast corner of land owned and occupied by Mrs. Elizabeth Gross on line between said Elizabeth Gross land and land owned by John Douglas; Thence southeasterly on said line three (3) rods to a stake and stones; Thence southwesterly on a line parallel to Elizabeth Gross land eighty (80) rods to a stake and stones; Thence westerly on a line parallel with the range line of said lot three (3) rods to land of Mrs. Elizabeth Gross; Thence northeasterly by said Mrs. Elizabeth Gross land eighty (80) rods to the first mentioned bounds.

Parcel Three:

Beginning on the range line between Lot 130 and Lot 140 (at the corner lot of Lot 130 and Lot 131; Thence South thirty-one and one-half degrees (31 1/2°) East on said range line about one hundred (100) rods to land sold to Benedict M. Edwards, May, 1876; Thence North fifty-eight and one-half degrees (58 1/2°) on and by said Edwards line to the road; Thence northwest on and by said road to place of beginning. Same being a part of the Gore Lot 140.

The above descriptions, calls, and names taken from descriptions dated 1863, 1864 and 1889 respectively.

Reserving therefrom a right of way as now used across the aforesaid Lot 130 from the highway to Lot 129 for purposes of access and egress to said Lot 129 to be used by the owners of said Lot 129 their heirs and assigns.

Excepting from the above-described premises, the following parcels of land:

**Exhibit A - Property Description
(Continued)**

(i) Deed from Stephen N. Krichels to Andrew H. Krichels, Gertrude F. Krichels, and Theodore F. Krichels dated December 5, 1973, recorded at the Hancock County Registry of Deeds in Book 1182, Page 413.

(ii) Deed from Stephen N. Krichels and Rosamond J. Krichels to Thomas M. Earley and Sherry L. Earley dated September 23, 1988, recorded at the said Registry of Deeds in Book 1717, Page 619.

(iii) Deed from Stephen N. Krichels to Rosamond Johnson, dated August 10, 1993, recorded at the said Registry of Deeds in Book 2159, Page 87.

(iv) Deed from Stephen N. Krichels to Walter A. Gray, dated December 22, 1999, recorded the said Registry of Deeds in Book 2927, Page 552.