



OR BK 6471 PGS 85 - 86  
INSTR # 2015015658  
HANCOCK COUNTY, ME

10/15/2015 01:06:22 PM  
JULIE A. CURTIS  
REGISTER OF DEEDS

### WARRANTY DEED

Burnham W. Gaff, Jr. and Amy L. Gaff, husband and wife of Bangor, Penobscot County, Maine, and Gaff Realty, LLC with a place of business in Bangor, Penobscot County, Maine, for consideration paid, grant to Matthew M. Jutras of Bucksport, Hancock County, Maine (whose mailing address is 528 Millvale Road Apt A, Bucksport, ME 04416) with Warranty Covenants, the following described real estate:

Two certain lots or parcels of land, together with any improvements thereon, situated in Bucksport, Hancock County, Maine, more particularly described as follows:

Parcel One (532 Millvale Road): Beginning at an iron rod set on the westerly line of Millvale Road in said Bucksport which iron rod is 142.0 feet southerly along said road line from an iron rod marking the southeasterly corner of land described in a deed from Ross Allison to Alfred L. Black recorded in Hancock Registry of Deeds, Volume 1528, Page 300; thence South 0° 32' 15" East by and along the westerly line of Millvale Road a distance of 125.7 feet to an iron rod set on the northeasterly corner of land described in a deed to Percy D. Smith et al. recorded in Hancock Registry of Deeds, Volume 1108, Page 246; thence South 89° 14' 45" West by and along the northerly line of said Smith land a distance of 234.6 feet to an iron rod found at the northwesterly corner of said Smith land; thence North 82° 41' 45" West a distance of 150.8 feet to an iron rod found on the remains of a stone wall marking the range line between the third and fourth range of lots in said Bucksport; thence North 39° 01' 00" East by and along said stone wall and range line, a distance of 286.1 feet to an iron rod set; thence South 50° 37' 00" East a distance of 172.5 feet to an iron rod set; thence South 87° 27' 45" East a distance of 71.9 feet to the point of beginning. Bearings referenced herein are oriented to magnetic north, 1985, as determined by a survey of the within described lot by Plisga & Day, Land Surveyors.

Parcel Two (528 Millvale Road): Beginning at an iron rod on the westerly line of Millvale Road in said Bucksport, which iron rod marks the southeasterly corner of land described in a deed from Ross Allison to Alfred L. Black recorded in Hancock Registry of Deeds, Book 1528, Page 300; thence along the westerly line of Millvale Road, South 0° 32' 15" West, a distance of 142.0 feet to an iron rod marking the northeasterly corner of land described in a deed Burnham W. Gaff, Jr. and Amy L. Gaff recorded in Hancock Registry of Deeds, Book 2009, Page 169; thence along the line of said Gaff property, North 87° 27' 45" West, a distance of 71.9 feet to an iron rod; thence along the line of said Gaff property; North 50° 37' 0" West, a distance of 172.5 feet to an iron rod in a stone wall marking the range line between the third and fourth range of lots in the Town of Bucksport; thence along said range line, North 39° 1' 0" East, a distance of 40.0 feet to the southwesterly corner of land described in a deed from Ross Allison to Alfred L. Black recorded in Hancock Registry of Deeds, Book 1528, Page 300; thence along the southerly

MAINE REAL ESTATE  
TRANSFER TAX PAID

line described in said deed to Black, South 89° 27' 45" East, a distance of 181.3 feet to the point of beginning. Bearings referenced herein are oriented to magnetic north 1985, as determined by a survey conducted by Plisga & Day, Land Surveyors.

For grantors' source of title, reference may be had to a deed from Anita E. Allison to the grantors herein, dated October 1, 1992, recorded in Hancock Registry of Deeds, Volume 2009, Page 169, and to a deed from Sharon Alyce Allison Gaff, et al, dated April 28, 2001, recorded in Hancock Registry of Deeds, Volume 3060, Page 296.

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 our hands and seals this 13th day of October, 2015.

WITNESS:

\_\_\_\_\_  
 Burnham W. Gaff, Jr.

\_\_\_\_\_  
 Amy L. Gaff

Gaff Realty, LLC

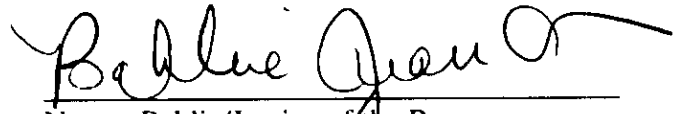
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 BY: Burnham W. Gaff, Jr., Managing Member

STATE OF MAINE  
PENOBSCOT, ss

October 13, 2015

Then personally appeared the above named Burnham W. Gaff, Jr., individually and as managing member of Gaff Realty, LLC, and Amy L. Gaff and acknowledged the foregoing instrument to be their free act and deed and in his said capacity.

Before me,

  
 Notary Public/Justice of the Peace  
 Commission Expiration:

File No.: 15-1037

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