

Bk 3755 Pg202 #23480
10-09-2003 @ 08:55a

WARRANTY DEED

DENNIS M. BOYLE, a/k/a Dennis Boyle, of Bucksport, County of Hancock, State of Maine, for consideration paid, grant to DOMINICK A. RIZZO and DAVID A. WEEDA, both of 81 Bradford Street, Provicetown, Massachusetts 02657, with warranty covenants, as joint tenants, a certain lot or parcel of land with the buildings thereon, situated in the Town of Bucksport, Hancock County, State of Maine, bounded and described as follows:

See Exhibit A Attached Hereto

WITNESS my hand and seal this 8th day of October, 2003.

Kasey J. Peancon
Witness

Dennis M. Boyle
Dennis M. Boyle

STATE OF MAINE
COUNTY OF

OCTOBER 8, 2003

Personally appeared the above-named Dennis M. Boyle and acknowledged the foregoing instrument to be his free act and deed.

Before me,

[Signature]
Notary Public / ATTORNEY

JAMES E. PATTERSON
Type or Print Name

MAINE REAL ESTATE
TRANSFER TAX PAID

HANCOCK COUNTY

Exhibit A

A certain lot or parcel of land with the improvements thereon situate in the Town of Bucksport, County of Hancock, State of Maine, more particularly bounded and described as follows:

Beginning at the intersection of the Bucksport-Orrington municipal boundary line with the centerline of the Mountain Road, said intersection further described as being located N 54°-07'-15" W a distance of 26.5' from a stone post found;

thence southwesterly along the centerline of the Mountain Road a distance of 508' to a point located S 87°-03'-15" E a distance of 25.9' from an iron rod set;

thence N 87°-03'-15" W a distance of 25.9' to said iron rod set; said iron rod set further described as being located S 46°-55'-00" W a distance of 490.2' from the above referenced stone post found;

thence N 87°-03'-15" W a distance of 392.5' to an iron rod set;

thence N 87°-03'-15" W a distance of 7' to the high water line of Williams Pond;

thence northerly and westerly along the high water line of Williams Pond a distance of 3038' to the range line between the second and third ranges of the Town of Bucksport;

thence N 40°-51'-30" E along said range line a distance of 28' to an iron pipe set in 1986; said iron pipe further described as being located N 73°-28'-00" W a distance of 1300.7' from the last mentioned iron rod set 7' from the high water line of Williams Pond;

thence N 40°-51'-30" E along said range line a distance of 1129.7' to a stone post found;

thence S 54°-07'-15" E along the Bucksport-Orrington municipal boundary line a distance of 1526.1' to the point of beginning, enclosing 21.9 acres.

Also conveying the land lying between the side lines of the above-described lot extended to the low water line of Williams Pond.

Also conveying as appurtenant to the above-described lot a twenty (20) foot wide right-of-way, including rights of ingress and egress as well as an underground utility services easement as defined in 33, M.R.S.A. §458, for access and service to one or more dwellings and appurtenant structures; the centerline of said right-of-way is generally described as follows:

DMB

Beginning at the intersection of the centerline of an existing gravel road with the southerly line of the above-described lot; said intersection further described as being located S 87°-03'-15" E a distance of 21.0' from an iron rod set 7' from the high water line of Williams Pond;

thence S 15°-53'-15" E along said centerline a distance of 90.5';

thence S 5°-31'-00" E along said centerline a distance of 142.3';

thence S 26°-16'-45" W along said centerline a distance of 200.1';

thence S 9°-42'-15" E along said centerline a distance of 139.5';

thence S 23°-01'-30" E along said centerline a distance of 100.5';

thence S 35°-16'-00" E along said centerline a distance of 222.7' to the centerline of the Mountain Road.

The above-described land is conveyed subject to any rights of the public to use or maintain the Mountain Road.

Bearings referenced herein were computed from a traverse oriented to magnetic north, 1986, established for a survey of the above-described lot by Plisga & Day, Land Surveyors.

The above-described lot is a portion of the land described in a deed from Oblate Missionary Institute to Dennis Boyle, dated October 22, 1986, recorded in the Hancock County Registry of Deeds in Volume 1606, Page 217.

HANCOCK COUNTY

DMB

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