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WARRANTY DEED

VIRGIL E. BAGLEY and MARTHA D. BAGLEY, husband and wife, whose mailing address is PO Box 134, Jonesport, ME 04649

for consideration paid

grants unto EUGENE T. HART and MAUREEN T. HART, husband and wife, whose mailing address is 22 Chassyl Road, Commack, NY 11725, as joint tenants, with WARRANTY COVENANTS,

The land with buildings thereon situated in Jonesport, Washington County, State of Maine, described as follows:

FIRST LOT:

On the southerly side of the town road at Sawyer's Cove, beginning at the northwest corner of a lot of land conveyed to Charles H. Mansfield by D. J. Sawyer by his deed dated March 29, 1886 and recorded in the Washington County Registry of Deeds in Book 175, Page 29; thence running easterly by and with said road ninety-five (95) feet to a corner; thence running southerly and parallel with the west lines of the lot hereby conveyed to the shore at low water mark; thence westerly by the shore at low water mark to the so-called Walker east line; thence northerly by and with said Walker east line to the southeast corner of said lot conveyed to Charles H. Mansfield by D. J. Sawyer; thence westerly by and with the southerly line of said lot, forty (40) feet; thence northerly fifty-eight (58), feet more or less, to the place of beginning.

Meaning and intending hereby to convey the lot of land conveyed to Charles H. Mansfield by Edward A. Mansfield by his deed dated October 24, 1879 and recorded in the Washington County Registry of Deeds in Book 160, Page 252, and the lot of land conveyed to said Charles H. Mansfield by D. J. Sawyer by his deed dated March 29, 1886 and recorded in said Registry of Deeds in Book 175, Page 29 and part of the lot of land conveyed to said Charles H. Mansfield by George F. Mansfield by his deed dated October 21, 1891 and recorded in Book 256, Page 309.

The First Lot is the same as was identified as the Second Lot in a Warranty Deed of Lelia Bagley and Virgil E. Bagley to the Grantors herein dated September 10, 1975 and recorded in Volume 897, Page 070 of the Washington County Registry of Deeds.

SECOND LOT:

A certain lot or parcel of land situated in said Jonesport bounded and described as follows, to wit:

27 Sawyer Square May 2 Sec 17 Lot 107

STATE OF MAINE
Washington, SS:

August 18, 1995

Personally appeared the above-named VIRGIL E. BAGLEY and
acknowledged the foregoing instrument to be his free act and deed.

Before me,

Wendy W. Beal
Notary Public/Attorney

Wendy W. Beal
Type or print name of
Notary Public/Attorney

WENDY W. BEAL
NOTARY PUBLIC, MAINE
COMMISSION EXPIRES SEPTEMBER 2, 1999

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BOOK 1205 PAGE 187

QUIT-CLAIM DEED

MARILYN DICKSON of Ann Arbor, County of Washtenaw, State of Michigan.

for consideration paid,

grants to VIRGIL E. BAGLEY and MARTHA D. BAGLEY, husband and wife, of Jonesport, County of Washington and State of Maine, as joint tenants, with QUIT-CLAIM COVENANTS,

A certain lot or parcel of land situated in said Jonesport bounded and described as follows, to wit:

A Thirty (30) foot strip of land easterly of and adjoining the homestead of the Grantees and running from the road southerly to low water mark of Moosabec Reach. Said homestead is that property conveyed as the Second Lot in a deed from Lelia Bagley et al to the Grantees, dated September 10, 1975 and recorded in Volume 897 at Page 70 of the Washington County Registry of Deeds. The easterly line of Grantees' homestead starts on the southerly side of the Town Road at Sawyer's Cove Ninety-five (95) feet easterly of the northwest corner of the lot conveyed by D. J. Sawyer to C. H. Mansfield on March 29, 1886, recorded in Volume 175 at Page 29 of said Registry of Deeds.

It is the condition of this deed that the Grantor, her heirs and assigns retain the right to trim any trees, shrubbery, etc. which obstruct the Grantor's view. Further, the Grantees, by acceptance and recording of this deed, agree that they will place no buildings or structures upon said Thirty (30) foot strip of land, it being the understanding between the parties that this strip of land is not to be used in such a way as to detract from the view of those occupying the Grantor's premises. It is further understood that injunctive relief shall be granted to the Grantor, her heirs and assigns, if this condition is breached in the future and that all court costs and legal fees are to be borne by those persons owning the Thirty (30) foot strip at the time injunctive relief is granted.

Meaning and hereby conveying a portion of the second lot described in a deed which is recorded in the Washington County Registry of Deeds in Book 556, Page 425 and was included in the will of Carroll S. Mitchell, an abstract of which is recorded in Book 819, Page 200 of said Registry of Deeds.

Also conveying herewith all rights, easements, privileges and appurtenances now belonging to the granted estate, as intended by Title 33, MRSA §773.

Douglas Dickson, husband of Marilyn Dickson, joins in this deed as Grantor and relinquishes all rights by descent and all other rights.

WITNESS our hands and seals this 16th day of October 1984.

SIGNED, SEALED and DELIVERED
in presence of

Sharon R. Wright
Witness
SHARON R. WRIGHT

Julie A. Drexler
Witness
JULIE A. DREXLER

STATE OF MICHIGAN
Washtenaw, ss.

SHARON R. WRIGHT
Notary Public, Livingston County
Acting in Writ

Marilyn M. Dickson
Marilyn Dickson

Douglas H. Dickson
Douglas Dickson

Dated: October 16, 1984

Personally appeared the above named MARILYN DICKSON and acknowledged the foregoing instrument to be her free act and deed.

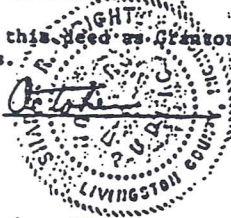
SHARON R. WRIGHT
Type or print name of Notary Public

Before me,

Sharon R. Wright
Notary Public

TALBOT & TALBOT
ATTORNEYS AT LAW
32 CENTER STREET
MAINE, MAINE 04004
207 255-3755
255-4360

Wash. ss.: Received Oct. 25, 1984 at 11h 35m AM



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PAID