

DLN: 1002240198992

WARRANTY DEED

Nancy H. Peacock of Eastport, Washington County, Maine, for consideration paid, grant(s) to Dorrin S. Patillo and Jasmil Patillo of Grand Lake Stream, Washington County, Maine (whose mailing address is 252 Milford Road, Grand Lake Stream, ME 04668) with Warranty Covenants, as Joint Tenants with Rights of Survivorship the following described real estate:

See "Exhibit A" Attached

For grantors' source of title, reference may be had to a deed from Robert S. Peacock to the grantor(s) herein, dated July 31, 1991, recorded in Washington Registry of Deeds, Book 1715, Page 177. Robert S. Peacock died July 6, 2001 leaving Nancy H. Peacock as surviving joint tenant.

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/our hand(s) and seal(s) this 22 day of June, 2022.

WITNESS:

Nancy H. Peacock by
Nancy H. Peacock, by Robert James Peacock
II, Attorney in Fact

Robert James Peacock II
Attorney In Fact

June 22, 2022

STATE OF MAINE

Washington, ss

Then personally appeared the above named Robert James Peacock and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before me,

[Signature]
Notary Public/Justice of the Peace
Commission Expiration:

File No.: 2022-2041

State of Maine
Attorney at Law
Maine Bar No: 004990
Robert C Treworgy

File No: 2022-2041

“Exhibit A”

A certain lot or parcel of land, together with any improvements thereon, situated in the Ridge District of the Town of Lubec, Washington County, Maine, more particularly described as follows:

Beginning at a stake which is one hundred twenty four (124) feet easterly on Route 189 from the intersection of the North Lubec Road with said Route 189; thence running on a course of North twelve degrees thirty minutes West (N 12° 30' W) seventy-nine (79) feet to an iron rod driven in the ground; thence deflecting to the left ninety degrees and running on a course of South Seventy-eight Degrees West (S 78° W) seventy-five (75) feet eleven (11) inches to an iron rod driven in the ground; thence running on a course of North twenty-nine (29) degrees West (N 29° West), a distance of forty-four (44) feet four and one-half (4-1/2) inches to an iron stake driven in the ground; thence turning and running on a course of South eighty-five degrees West (S 85° W) forty one (41) feet three (3) inches to the east side of the North Lubec Road; thence running by said road one hundred twenty-two (122) feet six (6) inches on a course of North twelve degrees west (N 12° W) to the southwest corner of the former School House Lot and being the lot which was conveyed by the First Reformed Baptist Banner Church of Maine to the Inhabitants of the Town of Lubec by Warranty Deed dated May 22, 1905, and recorded in the Washington County Registry of Deeds in Volume 266 at Page 29; thence turning and running on a course of North Seventy-eight degrees East (N 78° E), a distance of sixty-nine (69) feet to the Southeast corner of said former School House Lot; thence turning at right angles and running on a course of North twelve degrees West (N 12° W) fifty-two (52) feet to the northeast corner of said School House Lot; thence turning and running on a course of South seventy-eight degrees West (S 78° W), a distance of thirty-four (34) feet to the southeast corner of the lot which Sanford H. Rumery conveyed to the Inhabitants of the Town of Lubec by his Deed dated November 27, 1905, and recorded in said Registry of Deeds in Book 266, Page 497; thence running on a course of North twelve degrees West (N 12° W), a distance of fifteen (15) feet to the northeast corner of said lot; thence turning and running on a course of South seventy-eight degrees West (S 78° W), a distance of thirty-five (35) feet to the east side of the North Lubec Road; thence running by the east side of said North Lubec Road to the center of a brook which is one thousand one hundred forty (1,140) feet northerly from the intersection of said North Lubec Road with the aforementioned Maine State Highway 189; thence turning and following said brook easterly to its intersection with the west line of land owned by Grover Wilson and/or Ella Wilson; thence running by said Wilson line (which is marked partially by a fence) one thousand eight (1,008) feet, more or less, on a course of South Twelve degrees East (S 12° E) to an iron stake marking the Southwest corner of said Wilson Lot; thence running along the north side of Route 189, a distance of three hundred (300) feet on a course of South seventy eight degrees West (S 78° W) to the point of beginning.