

ME REAL ESTATE TRANSFER
TAX PAID

ERECORD

BK 5135 PG 157
Instr # 2024-7459
09/06/2024 02:02:24 PM
Pages 4Tammy C. Gay Registrar of Deeds
WASHINGTON COUNTY**WARRANTY DEED**
DLN: 1002440286884

CHRISTOPHER V. TIERNEY of Center Moriches, Suffolk County, New York, for consideration paid, grants to **JOHN SAWYER** and **TRACY SAWYER**, both of Charlestown, Washington County, Rhode Island, with Warranty Covenants, as Joint Tenants, the land, together with any buildings and improvements thereon, in Harrington, Washington County, State of Maine, described as follows:

See Exhibit A attached hereto and made a part hereof.

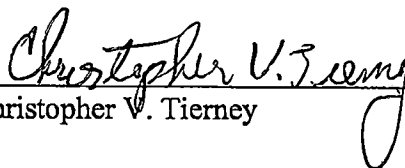
Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

For Grantor's source of title, reference may be had to a deed given by Stephen Levine, Francis J. Hallissey, Richard E. Deegan and Geraldine M. Taylor to Christopher V. Tierney, dated May 18, 1999, and recorded in Book 2338, Page 64 of the Washington County Registry of Deeds. Reference may also be had to the Boundary Agreement by and between Stephen Levine, Francis J. Hallissey, Richard E. Deegan, and Geraldine M. Taylor, and Scott F. Ryan and Bonnie W. Ryan dated May 10, 1999, and recorded in Book 2338, Page 62 of the Washington County Registry of Deeds.

The Grantees' mailing address is 276 Narrow Lane, Charlestown, Rhode Island 02813.

WITNESS my hand and seal this 16 day of August, 2024.

Witness



Christopher V. Tierney

STATE OF NEW YORK

COUNTY OF Suffolk

August 16, 2024

Then personally appeared the above-named Christopher V. Tierney and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Adrian A. Aragundi
Notary Public, State of New York
No. 01AR6435316, Suffolk County
Commission Expires June 21, 2026


Notary Public

Type or Print Notary Name: Adrian A. Aragundi
My Commission Expires: 06/21/2026

EXHIBIT A

A certain lot or parcel of land, situated in the Town of Harrington, County of Washington, State of Maine, bounded and described in the deed from Stephen Levine, Francis J. Hallissey, Richard E. Deegan and Geraldine M. Taylor to Christopher V. Tierney, dated May 18, 1999, and recorded in Book 2338, Page 64 of the Washington County Registry of Deeds.as follows:

“Beginning at an iron rod at the easterly sideline of the common access road as now built also known as the Hook Road, this iron rod being 1107.5 feet, more or less, distant in southeasterly direction from the point of intersection of the said road and the northerly line of land now or formerly of Northeast General Corporation; thence South 83 degrees 3 minutes 4 seconds East a distance of 1,373.23 feet to a squared spruce post; thence South 62 degrees 26 minutes 18 seconds East as distance of 845.04 feet to a wooden post where the dike intersects the upland and further extending the same bearing a distance of 314 feet, more or less, to the high water mark of Harrington River Bay; thence by and along the said high water mark a distance of 587 feet, more or less, in a southwesterly direction to a point which is S 59° 23' 57" [E] 100 feet, more or less, from an iron rod driven into the ground; thence North 59 degrees 23 minutes 57 seconds West across the salt meadow a distance of 100 feet, more or less, to said iron rod, on the edge of the upland and further extending the same bearing North 59 degrees 23 minutes 57 seconds West a distance of 1,117.12 feet to an iron rod; thence South 72 degrees 48 minutes 09 seconds West a distance of 648.10 feet to an iron rod at the easterly edge of the above mentioned common access road; thence North 21 degrees 18 minutes 17 seconds West a distance of 596.56 feet to the point of beginning.

Granting also to the Grantees herein, their heirs and assigns, any interest which the Grantor herein may have in and to the land lying between a projection of the northerly and southerly boundary lines of the above conveyed property in a westerly direction to the easterly edge of the aforesaid access road, known as the Hook Road, subject to the rights of any others who have an easement or a right of way over or upon the same.

The lot hereby described contains 21 acres, more or less, and extends easterly from the said common access road to the high water of the Harrington River Bay.

The above description is in accordance with the Survey of Edgar E. Myers, dated November 6, 1989 and recorded as Hanger 2, Slide 171 of the Washington County Registry of Deeds.

As appurtenance to both of the lots, a right of way over the existing common access road is granted, same as rights to the land between the low and high water mark if such rights have been acquired by the Grantor, subject to the rights of the Public.”

TOGETHER WITH all rights, privileges, appurtenances and easements belonging to the granted

estate as intended by M.R.S. Title 33, Section 773.

TOGETHER WITH all of the Grantor herein's right, title, and interest in and to the following Easements and Corrective Quitclaim Deed:

1. Corrective Quitclaim Deed from Northeast General Corp. to Stephen Levin, Francis J. Hallissey, Richard E. Deegan and Geraldine M. Taylor, dated July 7, 1995, and recorded in Book 2014, Page 37 of the Washington County Registry of Deeds.
2. Easement from Joyce B. Sawyer and Paul A. Sawyer to Stephen Levine, Francis J. Hallissey, Richard E. Deegan and Geraldine M. Taylor, dated November 12, 1996 and recorded in Book 2131, Page 30 of the Washington County Registry of Deeds.
3. Easement from Gerry M. Colson to Stephen Levine, Francis J. Hallissey, Richard E. Deegan and Geraldine M. Taylor, dated November 13, 1996 and recorded in Book 2131, Page 32 of the Washington County Registry of Deeds.
4. Easement from Margaret G. Worcester to Stephen Levine, Francis J. Hallissey, Richard E. Deegan and Geraldine M. Taylor, dated November 13, 1996 and recorded in Book 2131, Page 34 of the Washington County Registry of Deeds.
5. Easement from Elaine Larson to Stephen Levine, Francis J. Hallissey, Richard E. Deegan and Geraldine M. Taylor, dated November 12, 1996 and recorded in Book 2131, Page 36 of the Washington County Registry of Deeds.

SUBJECT TO the Easement from Christopher V. Tierney to David N. Plummer, Stephen O. Plummer, and Peter A. Plummer dated August 25, 2008, and recorded in Book 3444, Page 295 of the Washington County Registry of Deeds.