MAINE REAL ESTATE TAX-Paid

QUITCLAIM DEED

Maine Statutory Short Form

DLN: 10022402030 43

KNOW ALL MEN BY THESE PRESENTS that **SHARON DINSMORE** of Lubec, County of Washington, and State of Maine **and LYNNE M. TRUMPER** of Kingwood, County of Harris, and State of Texas for consideration paid, grant to **PATRICIA A. SAVAGE** whose mailing address is 29 Decker Drive, Newark, DE 19711 with **QUITCLAIM COVENANT**, the real property situated in Lubec, County of Washington and State of Maine more particularly described in Exhibit A attached hereto and incorporated herein by reference.

See attached Exhibit A

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 21 day of July, 2022.

Witness

Sharon Dinsmore

State of Maine
County of Washington

Date: July 21, 2022

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

Before me,

Notary Public/Attorney at Law
Print Name:
Commission Expires:

Maureen T. Lord
Notary Public • State of Maine
My Commission Expires February 13, 2028

File No: ME Title 2022-197

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 21 day of July, 2022.

Witness

Lynne M. Trumper

State of Texas

County of Harris

Date: 7/21/2022

Personally appeared the above named Lynne M. Trumper and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Notary Public/Attorney at Law
Print Name: Miranda Williams
Commission Expires: 4/30/2023

MIRANDA WILLIAMS
Notary Public, State of Texas
My Comm. Exp. 04-30-2023
ID No. 13199408-3

EXHIBIT A

A certain lot or parcel of land, together with any buildings and improvements thereon, situated on the westerly side of the Denbow Road, so-called, and being depicted as "Parcel D, 16.59 Acres ±" on a plan entitled "Boundary Survey Plan — Property of Leo Grant Murray, Peter C. Murray, Craig R. Murray, Sharon Dinsmore and Lynne M. Trumper, David W. Murray and Cindy J. Murray — Denbow Road, Lubec, Washington County, Maine", prepared by CES, Inc. and dated January 17, 2011, said lot or parcel of land situated in the Town of Lubec, County of Washington, State of Maine and being more particularly described as follows:

Beginning at a 5/8" rebar with surveyor's identification cap (CES, Inc. – P.L.S. #2324) set at or near the westerly sideline of Denbow Road, and on the southerly line of "Parcel C", as depicted on a plan entitled "Boundary Survey Plan – Property of Leo Grant Murray, Peter C. Murray, Craig R. Murray, Sharon Dinsmore and Lynne M. Trumper, David W. Murray and Cindy J. Murray – Denbow Road, Lubec, Washington County, Maine", prepared by CES, Inc. and dated January 17, 2011, said rebar being located S. 81° 45' 06" W. a distance of twenty-seven and thirty-seven hundredths feet (27.37') from the southeasterly corner of "Parcel C", as depicted on said Plan;

Thence N. 81° 45' 06" E. to the centerline of the Denbow Road;

Thence running southerly along the centerline of the Denbow Road for a distance of six hundred twenty feet (620'), more or less, to a calculated point on the southerly line of Parcel D as depicted on said Plan;

Thence S. 57° 40' 13" W. a distance of one hundred twenty-seven feet (127'), more or less, to a set 5/8" rebar with surveyor's cap (P.L.S. #2324);

Thence continuing S. 57° 40' 13" W. a distance of four hundred sixty-eight and fifty hundredths feet (468.50'), passing just southerly of a 3/4" pipe (found) to a 1/2" pipe (found);

Thence continuing S. 57° 40' 13" W. a distance of fifty-three and twenty-five hundredths feet (53.25') to a set 5/8" rebar with surveyor's cap (P.L.S. #2324), said last mentioned 5/8" rebar being a tie line course and distance of S. 21° 57' 24" E. and nine hundred two and eight hundredths (902.08') feet from a set 5/8" rebar with surveyor's cap (P.L.S. #2324) on the southerly boundary line of Parcel "C" as depicted on said Plan, at or near a pasture fence;

Thence turning and running in a northwesterly direction following said pasture fence for a distance of approximately four hundred sixty-five feet (465'), more or less, to a sharp southwesterly turn in the westerly boundary line of the lot herein conveyed;

Thence turning and running in a southwesterly direction approximately forty-nine and fifty hundredths feet (49.50') to the thread of Mill Stream;

Thence turning and running northwesterly, northeasterly and northwesterly following the thread of Mill Stream, also being at the easterly line of land of John D. Lyons and Cora J. Lyons (Book

600, Page 552 of said Registry) to the southwest corner of Parcel "C" as depicted on said Plan, also being the northwest corner of Parcel "D" as depicted on said Plan;

Thence N. 81° 45' 06" E. for a distance of 100 feet, more or less, to a 5/8" rebar with surveyor's cap (P.L.S. #2324) on the southerly line of Parcel "C", said 5/8" rebar being a tie line course and distance of S. 45° 06' 23" E. a distance of 225.46 feet from a 5/8" rebar set on the westerly line of Parcel "C" as depicted on said Plan, also being the easterly boundary line of Paul M. Arena and Maria J. Arena (Book 1584, Page 329) as depicted on said Plan;

Thence continuing N. 81° 45' 06" E. for a distance of eight hundred eighteen and ninety-nine hundredths feet (818.99') to the first mentioned set 5/8" rebar with surveyor's cap (P.L.S. #2324) on the westerly sideline of said Denbow Road at the point of beginning.

Bearings refer to the Magnetic Meridian of 2010, as depicted on said CES Plan.

Subject, however, to the rights of the Public and State of Maine, according to the laws of the State of Maine, in and to any portion of the above conveyed property that lies within the boundaries of the Denbow Road.

The above-described parcel is "Parcel D" containing 16.59 acres, more or less, on a plan entitled "Boundary Survey Plan – Property of Leo Grant Murray, Peter C. Murray, Craig R. Murray, Sharon Dinsmore and Lynne M. Trumper, David W. Murray and Cindy J. Murray – Denbow Road, Lubec, Washington County, Maine", prepared by CES, Inc. and dated January 17, 2011.

Also conveying an easement or right-of-way, in common with the Grantors herein and others who may hold similar rights by deed or by prescription, for all purposes of a way including the installation, maintenance, repair and replacement of utility lines, above or below ground, by and along the course of the Denbow Road as it presently (2011) exists, from Route #189 to the northerly boundary line of John D. Lyons and Cora J. Lyons (Book 600, Page 552 of said Registry), also being the southerly boundary line of the lot herein conveyed, insofar as the Grantors may convey the same. Said easement may be assigned to utility companies as may be necessary for the installation, maintenance, repair and replacement of utility services.

EXCEPTING AND RESERVING to the Grantors herein, their successors and assigns, to be used in common with the Grantees herein and others who may be entitled to the same by deed or prescription, an easement or right-of-way for all purposes of a way including the installation, maintenance, repair and replacement of utility lines, above or below ground, by and along the course of the Denbow Road as it presently (2011) exists, from Route #189 to the northerly boundary line of John D. and Cora J. Lyons (Book 600, Page 552), insofar as the Grantors may convey the same. Said easement may be assigned to utility companies as may be necessary for the installation, maintenance, repair and replacement of utility services.

Subject to the notes on said Plan entitled "Boundary Survey Plan – Property of Leo Grant Murray, Peter C. Murray, Craig R. Murray, Sharon Dinsmore and Lynne M. Trumper, David W. Murray

DOC: 6620 BK: 4932 PG: 24
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07/25/2022, 10:53:29A
Acting Registrar of Deeds Tammy C. Gay E-RECORDED

and Cindy J. Murray – Denbow Road, Lubec, Washington County, Maine", prepared by CES, Inc. and dated January 17, 2011.

Excepting from the above-described premises any portion thereof as may have been included in the deed from Sharon Dinsmore and Lynne Trumper to Stephen D. Rice, dated July 29, 2021, recorded in the Washington County Registry of Deeds in Book 4818, Page 305.

Further excepting from the above-described premises any portion thereof as may have been included in the deed from Sharon Dinsmore and Lynne M. Trumper to Jason Lyons, Joshua Lyons, Denise Conn, and Angela Davis, dated June 24, 2022, recorded in the Washington County Registry of Deeds in Book 4930, Page 299.

Subject to a boundary line agreement between Jason Lyons, Joshua Lyons, Denise Conn, and Angela Davis and Sharon Dinsmore and Lynne M. Trumper, recorded in the Washington County Registry of Deeds in Book 4930, Page 293.

Granting also to the Grantees herein, their heirs and assigns, all rights, easements, privileges and appurtenances now belonging to the granted estate as intended by Title 33 M.R.S.A. Section 773.

Meaning and intending to convey the first parcel described in the deed from Craig R. Murray, Peter C. Murray, Leo G. Murray, Richard J. Murray, Sr., David W. Murray, Cindy J. Murray, Sharon Dinsmore, and Lynne M. Trumper to Sharon Dinsmore and Lynne M. Trumper, dated May 29, 2011, recorded in the Washington County Registry of Deeds in Book 3758, Page 174.