Docusign Envelope ID: 074837C8-543C-8E07-8314-89EC145E08AE

Receipt # 120806 PISCATAQUIS COUNTY: RECORDED
BK 3041 PG 48
Instr # 2025-2621
06/17/2025 10:08:21 AM
3 Pages
ERECORDED
ATTEST: Gail J. Clark, Register of Deeds

ME REAL ESTATE TRANSFER
TAX PAID

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QUIT-CLAIM DEED WITH COVENANT

DLN: 2880750

KNOW ALL MEN BY THESE PRESENTS, THAT

JOHN L. SINCYR, OF 35 Foxcroft Center Road, Dover-Foxcroft, Maine 04426, for consideration paid, grant to PETER K. WATTERS and SUSAN L. MORRIS, both of 123 Bear Point Road, Bowerbank, Maine 04426, as tenants in common, with QUITCLAIM COVENANT:

A certain lot or parcel of land with buildings and other improvements, if any, located easterly of the Beaver Brook Road, so called a/k/a Fire Road 3B, in the Town of BOWERBANK, Piscataquis County, State of Maine being further bounded and described as follows:

Beginning at a 5/8 inch rebar with yellow cap labeled PLS 2112 marking the southerly corner of the Grantor herein and the generally northerly bounds of the so called Beaver Brook Road right of Way; said rebar also marking the westerly line of the land now or formerly owned by Robert Provermo as described in deeds being recorded at the Piscataquis County Registry of Deeds in Book 1895, Page 181, Book 1897, Page 162 and Book 1982, Page 273;

Thence extending North 03 degrees 42 minutes 03 seconds East by and along the easterly bound of the Grantor herein and the westerly bound of said Provermo a distance of 1251.97 feet, more or less, to a 5/8 inch rebar set;

Thence extending South 31 degrees 13 minutes 27 seconds West through the land of the Grantor herein a distance of 434.31 feet, more or less, to a 5/8 inch rebar found with yellow cap labeled PLS 2112 marking the most northerly corner of the land now or formerly owned by Timothy H. Nason as described in a deed being recorded at said Registry of Deeds in Book 1865, Page 220;

Thence extending South 45 degrees 15 minutes 10 seconds East by and along the northeasterly bound of said Nason and the southwesterly bound of the Grantor herein a distance of 185. 5 feet more or less, to a 5/8 inch rebar found with a yellow cap labeled PLS 2112 marking the most easterly corner of said Nason and a corner of the Grantor herein;

Thence extending South 53 degrees 42 minutes 41 seconds West by and along the southeasterly bound of said Nason and the northwesterly bound of the Grantor herein a distance of 348.1 feet, more or less, to a 5/8 inch rebar found with a yellow cap labeled

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PLS 2112 marking the most southerly corner of said Nason and also marking the northeasterly bounds of said Beaver Brook Road a/k/a Fire Road 3B;

Thence extending South 15 degrees 20 minutes 36 seconds East by and along the northerly bound of said Beaver Brook Road and the southerly bound of the Grantor herein a distance of 92.1 feet to a point;

Thence extending South 11 degrees 16 minutes 18 seconds East by and along said Beaver Brook Road and the southerly bound of the Grantor herein a distance of 100.0 feet to a point;

Thence extending South 24 degrees 35 minutes 06 seconds East by and along said Beaver brook Road and the southerly bound of the Grantor herein a distance of 89.3 feet to a point;

Thence extending South 23 degrees 49 minutes 18 seconds East by and along the Beaver Brook Road and the southerly bounds of the Grantor herein a distance of 100.3 feet to a point;

Thence extending South 42 degrees 25 minutes 15 seconds East by and along the Beaver Brook Road and the southerly bound of the Grantor herein a distance of 93.7 feet to a point;

Thence extending South 43 degrees 56 minutes 34 seconds East by and along the Beaver Brook Road and the southerly bound of the Grantor herein a distance of 156.1 feet, more or less, to the point of beginning.

ALSO CONVEYING A right of way 50 feet wide for ingress and egress over the Ram Island Road, so called a/k/a Fire Road 3 and the Beaver Brook Road, so called a/k/a Fire Road 3 B extending from the main road as described in a deed being recorded at said Registry of Deeds in Book 424, Page 497.

The above described 4.74, more or less, acre of land being a portion of the land conveyed to John L. Sincyr by William J .Baker, III Personal Representative of the Estate of Eugenia T. Baker by deed dated September 21st, 2000 and being recorded at the Piscataquis County Registry of Deeds in Book 1283, Page 224.

North is oriented to north as described in Book 1865, Page 200.

All rebar set are marked with plastic caps labeled "D.L.Miles PLS2107".

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For Grantors' source of title, reference is hereby made to a warranty deed from Jason Sincyr and Cynthia Sincyr to John L. Sincyr, dated May 8, 2025, and recorded in the Piscataquis County Registry of Deeds at Book 3034, Page 336.

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

Subject to all encumbrances, easements, covenants, conditions, and restrictions of record, if any.

WITNESS our hands and seals this 13 day of June in the year of our Lord two thousand and twenty-five.

Signed, Sealed and Delivered
in presence of

Witness

John L. Sincyr

STATE OF MAINE
PISCATAQUIS, ss.

June 13, 2025

Personally appeared the above-named John L. Sincyr and acknowledged the above instrument to be his free act and deed.

Before me,

Notary Public / Attorney-at-Law

Typed or Printed Name

KORTNEY AIKEN THERIAULT
Notary Public, State Of Maine
My Commission Expires July 31, 2029

C. W. & H. M. HAYES
DOVER-FOXCROFT, MAINE 04426