QUITCLAIM DEED WITH COVENANT

(TME17002217L)

NOT AN OFFICIAL COPY

ROGER B. STACEY and **JANNA STACEY**, whose mailing address is 382 Duck Lake Road, Lakeville, Maine, 04487, for consideration paid, Grant to **JEREMY M. TURCOTTE** and **SHANNON D. TURCOTTE**, whose mailing address is 207 College Park Drive, Monroeville, PA, 15146, with QUITCLAIM COVENANT, as joint tenants, the land, together with any improvements thereon, in Lakeville, Penobscot County, Maine, bounded and described as follows:

A certain lot or parcel of land situated on the most northeasterly shore of Duck Lake in the Town of Lakeville, County of Penobscot and the State of Maine bounded and described as follows:

Commencing at a found iron pin at the most westerly end of a boundary between Lot-06 and Lot-09 as shown on a plan entitled "Duck Lake Division of Land of the Sysladobsis Realty Trust" with a revised date of February 28, 1989 and recorded in the Penobscot County Registry of Deeds on Plan File No. C63-89;

Thence S 45° 48' 15" E, along a boundary of said Lot-06, a distance of forty-one and five tenths (41.5') feet to a set 5/8 inch rebar on said boundary of Lot-06;

Thence S 43° 51' W a distance of fifty and zero tenths (50.0') feet to a set 5/8 inch rebar at the most easterly corner of the lot herein described and at the TRUE POINT OF BEGINNING;

Thence continuing at S 43° 51' W, along a blue blazed line established in 2007, a distance of four hundred ninety-seven and six tenths (497.6') feet to a set 5/8 inch rebar near the shore of Duck Lake;

Thence continuing at S 43° 51' W, a distance of ten (10'±) feet more or less to the normal high water mark of Duck Lake;

Thence generally northwesterly, along said normal high water mark of Duck Lake, a distance of two hundred eleven (211'±) feet more or less to a point opposite another set 5/8 inch rebar near the shore of said Duck Lake;

Thence N 44° 42' E a distance of fourteen (14'±) feet more or less to the last mentioned 5/8 inch rebar near the shore of said Duck Lake;

Thence continuing at N 44° 42' E, along a blue blazed line established in 2007, a distance of four hundred ninety-two and eight tenths (492.8') feet to a set 5/8 inch rebar;

Thence S 45° 48' 15" E, along a blue blazed line established in 2007, a distance of two hundred three and zero tenths (203.0') feet to the TRUE POINT OF BEGINNING.

The two above mentioned 5/8 inch rebars set near the shore of Duck Lake are connected by a tie line with a bearing of N 44° 30' W and a distance of two hundred ten and four tenths (210.4') feet in length.

The bearings contained herein are based on those found on the above mentioned plan in Plan File No. C63-89.

NOT AN OFFICIAL COPY

The above described lot contains two and four tenths (2.4) acres more or less.

ALSO CONVEYING all the Grantor's interest between the normal high water mark and the normal low water mark of Duck Lake that is adjacent to the above described lot.

ALSO GRANTING, a fifty (50') foot wide right of way, in common with others, from the above described lot to the centerline of an existing gravel road as shown on the above mentioned plan, the centerline of which is described as follows:

Commencing at a point on the most northeasterly boundary of the above described lot which is located N 45° 48' 15" W a distance of sixty-six and nine tenths (66.9') feet from the most easterly corner of said above described lot;

Thence N 12° 51' W a distance of sixteen and zero tenths (16.0') feet to an angle point;

Thence N 47° 54' E a distance of eighty-three (83'±) feet more or less to a point in the center of said existing gravel road.

FURTHER GRANTING, a right of way as described in an easement deed from the Duck Lake Lot Owners Association to Herbert C. Haynes, Jr. and Ginger E. Maxwell, dated January 11, 2008 and recorded in the Penobscot County Registry of Deeds in Vol. 11268, Page 49.

EXCEPTING AND RESERVING, to Haynes and Maxwell, their heirs and assigns, a fifty (50') foot wide right of way across the above described lot, the centerline of which is described as follows:

Commencing at the point on the most northeasterly boundary of the above described lot which is located N 45° 48' 15" W a distance of sixty-six and nine tenths (66.9') feet from the most easterly corner of said above described lot and being the point of commencement of the above granted right of way;

Thence S 12° 51' E a distance of eighty and zero tenths (80.0') feet to a point on the most southeasterly boundary of the above described lot which is located S 43° 51 W a distance of forty-three and five tenths (43.5') feet from the most easterly corner of said above described lot.

This conveyance is subject to all conditions, restrictions, reservations and easements of record.

This deed shall be construed according to the laws of the State of Maine.

Being the same premises as Herbert C. Haynes and Ginger E. Maxwell to Roger B. Stacey and Janna E. Rollins, dated March 28, 2008, and recorded in Book 11338, Page 289, Penobscot County Registry of Deeds.

NOT AN OFFICIAL COPY

IN WITNESS WHEREOF, Robert B. Stacey and Janna E. Stacey have set their hands and seals this 1st day of August, 2017.

Witness:

Roger B. Stacey

Janna E. Stacey

STATE OF MAINE
PENOBSCOT, ss.

August 1, 2017

Personally appeared before me, the above named Roger B. Stacey and Janna E. Stacey and acknowledged the foregoing instrument to be their free act and deed.

Notary Public

DEENA L. CROCKER
Notary Public-Maine
My Commission Expires
January 13, 2021

THE TITLE TO THE PREMISES ABOVE DESCRIBED WAS NOT SEARCHED IN CONNECTION WITH THE PREPARATION OF THIS DEED.

Maine Real Estate Transfer Tax Paid
SUSAN F. BULAY, REGISTER
PENOBSCOT COUNTY MAINE E-RECORDED