Docusign Envelope ID: E8A7081C-31F0-883B-817A-4F1EFE71CB0E

BOOK 6310 PG 88 # 2022003502
04/15/2022 04:09:12 PM
MELISSA L. RICHARDSON, REGISTER
AROOSTOOK COUNTY, ME SOUTH
E-RECORDED
Maine Real Estate Transfer Tax Paid

QUITCLAIM DEED WITH COVENANT

DLN: 1002240190167

CONSTANCE VIAR BAILEY of Goode, Virginia, for consideration paid, grants to **STEPHEN MICHAEL THOMAS** whose mailing address is 37 Hillside Road, Orono, ME 04473, with Quitclaim Covenant, the land, together with any buildings thereon, in Hodgdon, Aroostook County, Maine, bounded and described as follows:

A certain lot or parcel of land located in Hodgdon, County of Aroostook and State of Maine bounded and described as follows: Beginning at a wooden post at the corner of L6R4, L5R4, L6R5, and L5R5 as shown on a plan entitled "Hollywood Road Estates" dated December 1, 1989 and recorded in the Southern Aroostook County Registry of Deeds in Plan Book 37 Page 194-A; thence N 20° 19' 07" E two thousand forty-six and seventy hundredths (2046.70) feet to a point on line between Lot 5 and 6 according to said plan; thence N 69° 02' 37" E one thousand four hundred eighty-six and fifty hundredths (1486.50) feet to wooden post; thence S 20° 11' 50" W two thousand forty-nine and eighty-one hundredths (2049.81) feet to a wooden post; thence N 68° 55' 33" W one thousand four hundred ninety and thirty hundredths (1490.30) feet to the point of beginning.

Also conveying, a sixty-six (66) foot right of way, in common with the Grantor, his heirs and assigns, for all purposes of a way, including the right to maintain and expand the road and also the right to install and maintain utility services, over the existing gravel road to the above described lot as shown on said plan.

Subject to all conditions, restrictions, reservations and easements of record including but not limited to, those noted on said Plan Book 37, Page 198B.

Being the same premises described in the deed from Ronald K. Bailey to Ronald K. Bailey and Constance Viar Bailey, dated October 7, 2021, and recorded in Book 6246, Page 163 of the Aroostook County Registry of Deeds, Southern District. Ronald K. Bailey passed on October 20, 2021, leaving Constance Viar Bailey as sole surviving joint tenant.

Initial
SMT

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Witness my hand and seal this 11 day of April, 2022.

Witness

Constance Viar Bailey

STATE OF Virginia
COUNTY OF Bedford

April 11, 2022

Personally appeared before me the above-named Constance Viar Bailey and acknowledged the foregoing instrument to be her free act and deed.

Before me,

JUDITH L. FOWLER
NOTARY PUBLIC
Commonwealth of Virginia
Registration No. 108603
My Commission Expires October 31, 2024

Notary Public

Judith L. Fowler
(Print Name and Affix Seal)

Initial
SMT