

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that Justin D. Crosman and Amy C. Crosman, of Cutler, County of Washington, State of Maine,

for consideration paid,

grants to Christopher D. Cole and Susan R. Cole, of Ballston Spa, County of Saratoga, State of New York whose mailing address is 4873 Jockey Street, Ballston Spa, NY 12020,

with WARRANTY COVENANTS, as Joint Tenants,

A certain lot or parcel of land, together with the buildings thereon, situated in Cutler, County of Washington, State of Maine, commonly known as the Samuel G. Maker Homestead, and described as follows in a deed from Linnie M. Nash et al to Samuel G. Maker recorded in the Washington County Registry of Deeds in Book 333, Page 127:

“Beginning at a point on the shore of Cutler Harbor, marked by the letter "H" cut in a boulder, being in the center of the Maker lot, so-called, thence north 36° east passing through a Balm of Gilead tree standing and growing north of the main highway and continuing said course from said boulder fifty three rods to a corner, thence north 41° west 119 feet, thence north 18.5° east 185 feet, thence north 73° west 45 feet, thence north 9° east 103 feet to a fir tree spotted, thence north 6° west to a spotted tree, thence north 1 ° east 74 feet to a spruce tree spotted, thence north 25.5° east 99 feet to a stake, thence north 25.5° east 162 feet to a fir tree spotted, thence north 42.5° east 2 rods and 12 links to a stake and stones, thence north 30° east 16 rods to a fir tree spotted, thence north 44° east 11 rods and 22 links to stake and stones at the northwest corner of the present field, thence north 87° east one rod to stake and stones, thence north 35° east to the line of the "Ennis" lot so called, thence by the line of the Ennis lot southerly to the easterly line of the Maker lot, thence by the lines of the Maker lot to the shore of Cutler Harbor, thence by the shore westerly to the point of beginning, together with the buildings thereon, together also with a right of way as now used over and across a portion of the westerly half of said Maker lot, from said main highway to the lot herein conveyed.”

EXCEPTING, however, from the above-described lot the portion thereof lying northerly of the “base line” which was devised to Douglas Maker by Samuel G. Maker by his Will, an Abstract of which is recorded in said Registry in Book W-5, Page 340.

ALSO EXCEPTING so much thereof as lies on the southerly side of the Road (Route 191), and was excepted by Frederick McNeeland et al in a deed to Gerard G. Johnson et al dated December 15, 1972 and recorded in said Registry in Book 780 Page 234.

TRANSFER TAX PAID

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

For source of title, reference may be had to a Deed from Joel W. Weaver to Justin D. Crosman and Amy C. Crosman, dated April 9, 2013, and recorded in the Washington County Registry of Deeds in Book 3943, Page 189.

Witness our hands and seals this 1st day of December, 2017.

Mark A. Perry
Witness

to both
Witness

Justin D. Crosman
Justin D. Crosman

Amy C. Crosman
Amy C. Crosman

STATE OF Maine

County of Washington

Then personally appeared this 1st day of December, 2017 the above named Justin D. Crosman and Amy C. Crosman and acknowledged the foregoing instrument to be their free acts and deeds.

Before me,

Mark A. Perry
Notary Public/Attorney at Law

MARK A. PERRY

MAINE ATTORNEY #2477

Typed/printed name of Notary Public

My Commission expires:

Received
Recorded Register of Deeds
Dec 04, 2017 03:21:38P
Washington County
Sharon D. Strout