N O T A N O F F I C I A L C O P Y
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WARRANTY DEED

N O T A N O F F I C I A L C O P Y
N O T A N O F F I C I A L C O P Y

DLN: _____

FRANCIS V. GARLAND with a mailing address of 270 Horseback Road, Carmel, Maine 04419, by and through his legal representative Susan E. Starbird under a Durable Financial Power of Attorney, without consideration, grants to **SUSAN E. STARBIRD** with a mailing address of 10 Emerson Drive, Hampden, Maine 04444, with warranty covenants, the land, together with any buildings and improvements thereon, located in Carmel, Penobscot County, State of Maine, and described as follows:

See Exhibit A attached hereto and made a part hereof.

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

For grantor's source of title, reference may be had to: (a) a Deed from Josephine M. Hanscom to Francis V. Garland and Bernice E. Garland, dated May 7, 1955 and recorded in Book 1510, Page 195 in the Penobscot County Registry of Deeds; (b) a Deed from Paul S. MacDonald and Sally MacDonald to Francis V. Garland and Bernice E. Garland, dated July 3, 1973, recorded in Book 2386, Page 67 in the Penobscot County Registry of Deeds; and (c) a Deed from Paul S. MacDonald and Sally MacDonald to Francis V. Garland and Bernice E. Garland dated January 6, 1975 and recorded in Book 2526, Page 42 in the Penobscot County Registry of Deeds. Francis V. Garland is the surviving joint owner, his wife Bernice E. Garland having deceased April 19, 2013.

WITNESS my hand and seal this 4th day of August, 2026.

Witness

Susan E. Starbird, Agent under a
Durable Financial Power of Attorney
for Francis V. Garland

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STATE OF MAINE
COUNTY OF PENOBSCOT

August 4, 2026

Then personally appeared the above-named Susan E. Starbird in her said capacity as the Agent for Francis V. Garland and acknowledged the foregoing instrument to be her free act and deed in her said capacity.

Before me,

Robin L. Senter, Notary Public

Robin L. Senter
Notary Public, State of Maine
My Commission Expires March 13, 2028

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EXHIBIT A

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Certain lots or parcels of land situated in the Town of Carmel, County of Penobscot, State of Maine, bounded and described as follows:

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PARCEL ONE:

A certain lot or parcel of land situate in said Carmel, on the westerly side of the road known as the Horseback Road, bounded and described as follows: Beginning at a point in said westerly side line of said Horseback Road in the dividing line between the lot hereby conveyed and land now owned or occupied by John Worcester, said point of beginning being opposite a birch tree located on the easterly side of said Horseback Road; thence at right angles westerly on and by said Worcester's line nine rods to a stake; thence at right angles southerly and parallel to said westerly side line of said Horseback Road eighteen rods to a stake; thence at right angles easterly nine rods to said westerly side line of said Horseback Road; thence northerly on and by said westerly side line of said Horseback Road eighteen rods to the point begun at.

For source of title, reference may be had to the Deed from Josephine M. Hanscom to Francis V. Garland and Bernice E. Garland, dated May 7, 1955 and recorded in Book 1510, Page 195 in the Penobscot County Registry of Deeds.

PARCEL TWO:

Also, another certain lot or parcel of land situated in the Town of Carmel, County of Penobscot, State of Maine, bounded and described as follows:

Commencing at the northwest corner of land conveyed to Francis V. Garland, et al., by Josephine H. Hanscom by deed dated May 7, 1955 and recorded in Penobscot Registry of Deeds in Vol. 1510, Page 195, which said point of beginning is located in the southerly line of land owned or occupied by Fred Kirchies; thence westerly by and along the southerly line of said Fred Kirchies, a distance of 6 rods, more or less, to a stake driven into the ground; thence southerly, parallel with the westerly line of land conveyed to said Francis V. Garland, et al., by the aforesaid deed recorded in Vol. 1510, Page 195, a distance of 18 rods, more or less, to a stake driven into the ground (said stake is located in a straight line prolongation in a westerly direction of the southerly line of land described in the aforesaid deed recorded in Vol. 1510, Page 195); thence easterly on the same course as the southerly line of said land described in Vol. 1510, Page 195, a distance of 6 rods, more or less, to the southwesterly corner of land described in the aforesaid deed recorded in Vol. 1510, Page 195; thence northerly by and along the westerly line of land described in the aforesaid deed recorded in Vol. 1510, Page 195, a distance of 18 rods, more or less, to the point of beginning. Hereby conveying a parcel of land six (6) rods, more or less, in width, and eighteen (18) rods, more or less, in length, adjacent to the westerly line of land now or formerly of Francis V. Garland and Bernice E. Garland.

SUBJECT TO an Easement granted to New England Telephone and Telegraph Company for the maintenance of a pole line easement across the above-described premises.

For source of title, reference may be had to the Deed from Paul S. MacDonald and Sally MacDonald to Francis V. Garland and Bernice E. Garland, dated July 3, 1973 and recorded in Book 2386, Page 67 in the Penobscot County Registry of Deeds.

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PARCEL THREE:

Also, another certain lot or parcel of land situated in the Town of Carmel, County of Penobscot, State of Maine, bounded and described as follows:

Commencing at the northwest corner of land conveyed to Francis V. Garland, et al., by Paul S. MacDonald, et al., by deed dated July 3, 1973 and recorded in Penobscot Registry of Deeds in Vol. 2386, Page 67, which said point of beginning is located in the southerly line of land owned or occupied by Fred Kirchies; thence westerly by and along the southerly line of said Fred Kirchies, a distance of 5 rods, more or less, to a stake driven into the ground; thence southerly, parallel with the westerly line of land conveyed to said Francis V. Garland, et al., by the aforesaid deed recorded in Vol. 2386, Page 67, a distance of 18 rods, more or less, to a stake driven into the ground (said stake is located in a straight line prolongation in a westerly direction of the southerly line of land described in the aforesaid deed recorded in Vol. 2386, Page 67); thence easterly on the same course as the southerly line of said land described in Vol. 2386, Page 67, a distance of 5 rods, more or less, to the southwesterly corner of land described in the aforesaid deed recorded in Vol. 2386, Page 67; thence northerly by and along the westerly line of land described in the aforesaid deed recorded in Vol. 2386, Page 67, a distance of 18 rods, more or less, to the point of beginning. Hereby conveying a parcel of land five (5) rods, more or less, in width, and eighteen (18) rods, more or less, in length, adjacent to the westerly line of land now or formerly of Francis V. Garland and Bernice E. Garland.

SUBJECT TO an Easement granted to New England Telephone and Telegraph Company for the maintenance of a pole line easement across the above-described premises.

For source of title, reference may be had to the Deed from Paul S. MacDonald and Sally MacDonald to Francis V. Garland and Bernice E. Garland dated January 6, 1975 and recorded in Book 2526, Page 42 in the Penobscot County Registry of Deeds.

EXCEPTING from the three above-described parcels, the out-sale set forth in the Deed from Francis V. Garland and Bernice E. Garland to Alden G. Smith, Jr. dated April 22, 1975 and recorded in Book 2546, Page 78 in the Penobscot County Registry of Deeds.

No Transfer Tax Paid
SUSAN F. BULAY, REGISTER
PENOBSCOT COUNTY MAINE E-RECORDED