Receipt # 124639 KNOX SS: RECEIVED
ERECORDED
VOL 5681 PG 39
02/08/2021 08:56:37 AM
5 Pages
Instr # 2021-1250
ATTEST: Madelene F. Cole, Knox Co Registry of Deeds

File Number: 20115795R

After Recording Return To:
Avenue 365 Lender Services, LLC
1100 Virginia Drive, Suite 130
Fort Washington, PA 19034

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 017-007

QUITCLAIM DEED

Exempt from transfer tax. 36 M.R.S. Sec. 4641C-3 (4)

Michael J. Cmar, whose mailing address is **689 West Street, Rockport, ME 04856**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Michael J. Cmar** and **Gayle Cmar**, as joint tenants with rights of survivorship, hereinafter grantees, whose tax mailing address is **689 West Street, Rockport, ME 04856**, with quitclaim covenants, the following real property:

THE FOLLOWING PROPERTY SITUATED IN THE COUNTY OF KNOX, STATE OF MAINE, AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHERLY SIDE OF ROUTE #90 BETWEEN WEST ROCKPORT AND WARREN AT AN IRON PIPE MARKING THE SOUTHEASTERLY CORNER OF LAND OF HENRY KELLER AND 125 FEET FROM AN IRON PIPE LOCATING THE SOUTHWESTERLY CORNER OF SAID KELLER PROPERTY ALSO THE SOUTHEASTERLY CORNER OF LAND OF WILLIAM COUNCE; THENCE NORTH 1 DEG. WEST BY LAND OF SAID KELLER PROPERTY APPROXIMATELY 676 FEET TO AN IRON PIPE IN A STONE WALL; THENCE ALONG SAID STONE WALL NORTH 66 DEG. EAST BY THE LAND OF PERLY MERRIFIELD APPROXIMATELY 167 FEET TO THE CORNER OF SAID STONE WALL MARKING THE NORTHWESTERLY CORNER OF LAND OF STEWART OBERTON; THENCE SOUTH 221 DEG. EAST ALONG A STONE WALL BY LAND OF SAID ORBERTON AND ALSO LAND OF HAROLD HEALD APPROXIMATELY 784 FEET TO THE BOUNDARY OF SAID ROUTE #90; THENCE WESTERLY ALONG THE BOUNDARY OF SAID ROUTE #90 APPROXIMATELY 375 FEET TO THE PLACE OF BEGINNING.

ALSO ANOTHER CERTAIN LOT OR PARCEL OF LAND SITUATED IN THE TOWN OF WEST ROCKPORT, COUNTY OF KNOX AND STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHWEST CORNER OF LAND NOW OR FORMERLY OF

HENRY L. KELLER AND GLADYS KELLER AT AN IRON PIPE ON U.S. ROUTE #90, SO CALLED, THENCE IN A WESTERLY DIRECTION ALONG SAID ROUTE #90 ONE HUNDRED TWENTY-FIVE (125) FEET TO AN IRON PIN TO THE LAND OF WILLIAM COUNCE TO A STONE WALL; THENCE IN A GENERAL NORTHWESTERLY DIRECTION ONE HUNDRED FORTY (140) FEET ALONG A STONE WALL BORDERING LAND OF SAID WILLIAM CORNICE TO AN ASH TREE; THENCE IN A GENERAL EASTERLY DIRECTION ONE HUNDRED SIXTY-FOUR (164) FEET AND TEN (10) INCHES TO LAND OF HENRY L. KELLER AND GLADYS KELLER; THENCE IN A SOUTHERLY DIRECTION ALONG LAND OF SAID KELLERS TWO HUNDRED EIGHT (208) FEET AND FOUR (4) INCHES TO U.S. ROUTE #90 AND PLACE OF BEGINNING.

ALSO ANOTHER CERTAIN LOT OR PARCEL OF LAND SITUATED IN WEST ROCKPORT, KNOX COUNTY, MAINE, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 20-INCH ASH TREE MARKING THE NORTHWESTERLY CORNER OF LAND OWNED BY EDWIN KAURA AND ON THE LINE OF A STONE WALL MARKING THE OBUNDARY OF LAND OF WILLIAM COUNCE APPROXIMATELY 140 FEET NORTHERLY OF ROUTE #90; THENCE RUNNING NORTH 66 DEG. EAST BY LAND OF SAID KAURA 164 FEET AND 10 INCHES TO AN IRON PIPE; THENCE TURNING AND RUNNING NORTH 1 DEG. WEST BY LAND OF SAID KAURA 467 FEET AND 8 INCHES TO AN IRON PIPE ON A STONE WALL MARKING THE LINE OF LAND BELONGING TO PERLEY MERRIFIELD; THENCE TURNING AND RUNNING ALONG SAID STONE WALL SOUTH 66 DEG. WEST BY LAND OF SAID MERRIFIELD 141 FEET AND 8 INCHES TO ANOTHER STONE WALL MARKING THE LINE OF LAND OF HENRY KELLER; THENCE TURNING AND RUNNING ALONG SAID STONE WALL SOUTH 13 DEG. EAST ALONG LAND OF SAID KELLER 30 FEET AND 9 INCHES TO A CORNER IN SAID STONE WALL; THENCE TURNING AND RUNNING ALONG THE STONE WALL SOUTH 43 DEG. WEST ALONG LAND OF SAID KELLER 279 FEET AND NO INCHES TO A LARGE ROCK IN THE STONE WALL WHICH HAS N HOLE IN IT AND MARKING THE NORTHEASTERLY CORNER OF LAND OF SAID COUNCE; THENCE TURNING AND RUNNING SOUTH 34 DEG. 15 MIN. CAST ALONG ANOTHER STONE WALL AND LAND OF SAID COUNCE 308 FEET AND 9 INCHES TO POINT OF BEGINNING.

A CERTAIN LOT OR PARCEL OF LAND SITUATED IN THE TOWN OF WEST ROCKPORT IN THE VILLAGE OF WEST ROCKPORT, COUNTY OF KNOX AND STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING IN THE NORTHERLY BOUND OF ROUTE 90 (WEST STREET) AT THE CORNER OF LAND NOW OR FORMERLY OF HOWARD INGRAHAM AT AN IRON PIN SET; THENCE AT APPROXIMATELY RIGHT ANGLES TO THE AFORESAID BOUND IN A STONE WALL 140 FEET, MORE OR LESS, TO AN ASH TREE FOUND; THENCE CONTINUING AND RUNNING IN A STONE WALL 308 FEET, MORE OR LESS, TO A HOLE FOUND IN A ROCK; THENCE TURNING AND RUNNING EASTERLY 231 FEET, MORE OR LESS, TO A PIN FOUND IN A WALL; THENCE TURNING AND RUNNING S. 30 DEG. E. 380 FEET, MORE OR LESS, TO A STAKE

SET; THENCE TURNING AND RUNNING DUE SOUTH 210 FEET, MORE OR LESS, TO A PIN SET IN THE NORTHERLY BOUND OF THE AFORESAID WEST STREET; THENCE TURNING AND RUNNING IN THE AFORESAID NORTHERLY BOUND 115 FEET TO THE POINT OF BEGINNING, A PIN SET.

BEING THE SAME PREMISES CONVEYED UNTO MICHAEL J. CMAR, BY VIRTUE OF QUIT CLAIM DEED FROM MICHELLE R. CMAR, DATED OCTOBER 28, 2002, RECORDED NOVEMBER 4, 2002, IN BOOK: 2861 AND PAGE: 280; INSTRUMENT: 014000.
Property Address is: 689 West Street, Rockport, ME 04856

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on 1 FEB, 2021:

Michael J. Cmar

STATE OF Maine
COUNTY OF Knox

The foregoing instrument was acknowledged before me on February 1, 2021 by **Michael J. Cmar** who is personally known to me or has produced ME Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

JANICE ROSA
Notary Public - Maine
My Commission Expires Apr 9, 2025

EXHIBIT A

THE FOLLOWING PROPERTY SITUATED IN THE COUNTY OF KNOX, STATE OF MAINE, AND DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTHERLY SIDE OF ROUTE #90 BETWEEN WEST ROCKPORT AND WARREN AT AN IRON PIPE MARKING THE SOUTHEASTERLY CORNER OF LAND OF HENRY KELLER AND 125 FEET FROM AN IRON PIPE LOCATING THE SOUTHWESTERLY CORNER OF SAID KELLER PROPERTY ALSO THE SOUTHEASTERLY CORNER OF LAND OF WILLIAM COUNCE; THENCE NORTH 1 DEG. WEST BY LAND OF SAID KELLER PROPERTY APPROXIMATELY 676 FEET TO AN IRON PIPE IN A STONE WALL; THENCE ALONG SAID STONE WALL NORTH 66 DEG. EAST BY THE LAND OF PERLY MERRIFIELD APPROXIMATELY 167 FEET TO THE CORNER OF SAID STONE WALL MARKING THE NORTHWESTERLY CORNER OF LAND OF STEWART OBERTON; THENCE SOUTH 221 DEG. EAST ALONG A STONE WALL BY LAND OF SAID ORBERTON AND ALSO LAND OF HAROLD HEALD APPROXIMATELY 784 FEET TO THE BOUNDARY OF SAID ROUTE #90; THENCE WESTERLY ALONG THE BOUNDARY OF SAID ROUTE #90 APPROXIMATELY 375 FEET TO THE PLACE OF BEGINNING. ALSO ANOTHER CERTAIN LOT OR PARCEL OF LAND SITUATED IN THE TOWN OF WEST ROCKPORT, COUNTY OF KNOX AND STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF LAND NOW OR FORMERLY OF HENRY L. KELLER AND GLADYS KELLER AT AN IRON PIPE ON U.S. ROUTE #90, SO CALLED, THENCE IN A WESTERLY DIRECTION ALONG SAID ROUTE #90 ONE HUNDRED TWENTY-FIVE (125) FEET TO AN IRON PIN TO THE LAND OF WILLIAM COUNCE TO A STONE WALL; THENCE IN A GENERAL NORTHWESTERLY DIRECTION ONE HUNDRED FORTY (140) FEET ALONG A STONE WALL BORDERING LAND OF SAID WILLIAM CORNICE TO AN ASH TREE; THENCE IN A GENERAL EASTERLY DIRECTION ONE HUNDRED SIXTY-FOUR (164) FEET AND TEN (10) INCHES TO LAND OF HENRY L. KELLER AND GLADYS KELLER; THENCE IN A SOUTHERLY DIRECTION ALONG LAND OF SAID KELLERS TWO HUNDRED EIGHT (208) FEET AND FOUR (4) INCHES TO U.S. ROUTE #90 AND PLACE OF BEGINNING ALSO ANOTHER CERTAIN LOT OR PARCEL OF LAND SITUATED IN WEST ROCKPORT, KNOX COUNTY, MAINE, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A 20-INCH ASH TREE MARKING THE NORTHWESTERLY CORNER OF LAND OWNED BY EDWIN KAURA AND ON THE LINE OF A STONE WALL MARKING THE OBUNDARY OF LAND OF WILLIAM COUNCE APPROXIMATELY 140 FEET NORTHERLY OF ROUTE #90; THENCE RUNNING NORTH 66 DEG. EAST BY LAND OF SAID KAURA 164 FEET AND 10 INCHES TO AN IRON PIPE; THENCE TURNING AND RUNNING NORTH 1 DEG. WEST BY LAND OF SAID KAURA 467 FEET AND 8 INCHES TO AN IRON PIPE ON A STONE WALL MARKING THE LINE OF LAND BELONGING TO PERLEY MERRIFIELD; THENCE TURNING AND RUNNING ALONG SAID STONE WALL SOUTH 66 DEG. WEST BY LAND OF SAID MERRIFIELD 141 FEET AND 8 INCHES TO ANOTHER STONE WALL MARKING THE LINE OF LAND OF HENRY KELLER; THENCE TURNING AND RUNNING ALONG SAID STONE WALL SOUTH 13 DEG. EAST ALONG LAND OF SAID KELLER 30 FEET AND 9 INCHES TO A CORNER IN SAID STONE WALL; THENCE TURNING AND RUNNING ALONG THE STONE WALL SOUTH 43 DEG. WEST ALONG LAND OF SAID KELLER 279 FEET AND NO INCHES TO A LARGE ROCK IN THE STONE WALL WHICH HAS N HOLE IN IT AND MARKING THE NORTHEASTERLY CORNER OF LAND OF SAID COUNCE; THENCE TURNING AND RUNNING SOUTH 34 DEG. 15 MIN. CAST ALONG ANOTHER STONE WALL AND LAND OF SAID COUNCE 308 FEET AND 9 INCHES TO POINT OF BEGINNING. A CERTAIN LOT OR PARCEL OF LAND SITUATED IN THE TOWN OF WEST ROCKPORT IN THE VILLAGE OF WEST ROCKPORT, COUNTY OF KNOX AND STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING IN THE NORTHERLY BOUND OF ROUTE 90 (WEST STREET) AT THE CORNER OF LAND NOW OR FORMERLY OF HOWARD INGRAHAM AT AN IRON PIN SET; THENCE AT APPROXIMATELY RIGHT ANGLES TO THE AFORESAID BOUND IN A STONE WALL 140 FEET, MORE OR LESS, TO AN ASH TREE FOUND; THENCE CONTINUING AND RUNNING IN A STONE WALL 308 FEET, MORE OR LESS, TO A HOLE FOUND IN A ROCK; THENCE

TURNING AND RUNNING EASTERLY 231 FEET, MORE OR LESS, TO A PIN FOUND IN A WALL; THENCE TURNING AND RUNNING S. 30 DEG. E. 380 FEET, MORE OR LESS, TO A STAKE SET; THENCE TURNING AND RUNNING DUE SOUTH 210 FEET, MORE OR LESS, TO A PIN SET IN THE NORTHERLY BOUND OF THE AFORESAID WEST STREET; THENCE TURNING AND RUNNING IN THE AFORESAID NORTHERLY BOUND 115 FEET TO THE POINT OF BEGINNING, A PIN SET. BEING THE SAME PREMISES CONVEYED UNTO MICHAEL J. CMAR AND MICHELLE R. CMAR, AS JOINT TENANTS, BY VIRTUE OF WARRANTY DEED FROM HARLAN E. MACKENZIE AND CLAYTON A. LADD, DATED JULY 28, 1998, RECORDED JULY 31, 1998, IN BOOK: 2258 AND PAGE: 165; INSTRUMENT: 008542. BEING THE SAME PREMISES CONVEYED UNTO MICHAEL J. CMAR, BY VIRTUE OF QUIT CLAIM DEED FROM MICHELLE R. CMAR, DATED OCTOBER 28, 2002, RECORDED NOVEMBER 4, 2002, IN BOOK: 2861 AND PAGE: 280; INSTRUMENT: 014000.