NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 18926 PG 2**
Instr # 2022002049
01/13/2022 12:08:08 PM
Pages 2 YORK CO

DLN: 1002240179824

After Recording Return To:
Rebecca M. Simpson
Shelby L. Simpson
10 Gulliver Drive
Sanford, ME 04073

(space above reserved for recording information)

TRUSTEE'S DEED

Maine Statutory Short Form

Maine R.E. Transfer Tax Paid

KNOW ALL MEN BY THESE PRESENTS, That, **Maureen A. Sawyer, Trustee of The Sawyer Family Trust u/d/t dated August 3, 2011**, with a mailing address of 91 Dustable Road, Westford, Massachusetts 01886, by the power conferred by law, and every other power, for consideration paid, grant to **Rebecca M. Simpson and Shelby L. Simpson**, both having a mailing address of 10 Gulliver Drive, Sanford, Maine 04073, ***as joint tenants***, the land in the Town of Wells, in the County of York and State of Maine, described as follows:

A certain lot or parcel of land, together with the buildings thereon, situated on the northerly side of Bald Hill Road, in Wells, Maine, and being Parcel 2 as shown on "FINAL SUBDIVISION PLAN FOR SMOKEHOUSE SPRINGS, INC.", 509 Bald Hill Road, Wells, Maine", prepared by Anderson Livingston Engineers, Inc., dated April 29, 2004, revised through March 28, 2005 and recorded in the York County Registry of Deeds in Plan Book 300, Page 22 (the "Plan").

Together with a one half interest in common with Richard J. Bois, Sr., his heirs and assigns, in and to a certain parcel of land shown on said Plan and consisting of 16,951 square feet, and being more particularly described as follows:

BEGINNING at a point on the northerly sideline of Bald Hill Road;

THENCE North 17° 58' 02" East along Parcel 1, a distance of 335.00 feet to a point;

THENCE South 72° 01' 58" East along Parcel 2, a distance of 50.00 feet to a point;

THENCE South 17° 58' 02" West along said Parcel 2, a distance of 343.61 feet to a point at the beginning of a non tangent curve;

THENCE along said sideline of Bald Hill Road by a curve to the left which has a radius of 749.20 feet, a central angle of 03° 52' 51", an arc length of 50.75 feet and a chord which bears North 62° 15' 31" West having a chord distance of 50.74 feet the point of beginning.

The above described premises are conveyed subject to and together with the benefit of all matters shown and depicted on the above referenced plan and the terms and conditions contained in a

certain Road Maintenance Agreement dated October 1, 2004 and recorded in the York County Registry of Deeds in Book 14446, Page 346.

Being the same premises conveyed to Maureen A. Sawyer, Trustee of The Sawyer Family Trust by deed of Maureen A. Sawyer dated August 3, 2011 and recorded in the York County Registry of Deeds in Book 16141, Page 587.

By the execution and delivery hereof the Trustee certifies that the Trust document recorded in York Registry of Deeds in Book 16141, Page 577, is in full force and effect, has not been modified or amended and all action necessary to authorize the Trust to make tis conveyance has been taken.

WITNESS my hand this 11th day of January, 2022.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF:

The Sawyer Family Trust

Britain Thames

By: Maureen A. Sawyer
Maureen A. Sawyer, its Trustee duly authorized

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF Middlesex

January 11, 2022

On this 11th day of January, 2022, before me personally appeared Maureen A. Sawyer, Trustee of The Sawyer Family Trust dated August 3, 2011 to me known to be the person or having satisfactorily proven to me to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed in her said capacity and the free act and deed of said Trust.

Before me,

Britain Thames
Notary Public

Print Name: Britain Thames

My Commission Expires: July 1, 2022

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BRITAIN THAMES
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
July 1, 2022