NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 19439 PG 230**
Instr # 2024014711
05/22/2024 01:58:42 PM
Pages 3 YORK CO

DLN: 10024402740 41

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that I, **MAURA A. ANNIS**, single, having an address of 2 Grover Lane, York, Maine 03909, for consideration paid, grant to, **MAURA A. ANNIS, as Trustee of THE MAURA A. ANNIS REVOCABLE INTER VIVOS TRUST OF 1996**, u/d/t dated March 8, 1996 and having an address of 2 Grover Lane, York, Maine 03909, with QUITCLAIM Covenants, the following:

No Transfer Tax

A certain lot or parcel of land with any improvements thereon, situated in the Town of York, County of York and State of Maine, and lying southeasterly of Scituate Pond Road, so-called; said certain lot being the same lot conveyed to Ellen J. Moulton by deed of M. Elsie Keene, Guardian of Jane E. Keene, dated December 17, 1910 and recorded in the York County Registry of Deeds in Book 599, Page 75 (hereinafter "the Moulton Lot," also sometimes formerly referred to as "The Lunt Place"), EXCEPTING THEREFROM the second parcel of land described in a deed from Willis L. Hooper to Delbert Keyes, dated July 26, 1923 and recorded in said Registry of Deeds in Book 727, Page 47 (hereinafter "The Keyes Lot"). The verbatim description of the Moulton Lot according to the first aforementioned deed being as follows:

A certain field containing seven (7) acres, more or less, at Scituate, so-called, in the said Town of York, bounded on the Southwesterly by land of Priscilla M. Woodward and Ellen J. Moulton; southeasterly by land of Jane E. Keene; northeasterly by land of the said Jane E. Keene; and northwesterly by Scituate Road, so-called.

The verbatim description of the excepted Keyes Lot according to the second aforementioned deeded being as follows:

Beginning at the southerly corner of the parcel herein conveyed, by said "Scituate" Road, said corner being also the westerly corner of land Julia M. Grover of said York formerly of the Woodward home place; and running from said corner South 61° 30' East by the stone wall and land of the said Julia M. Grover, thirty-five (35) rods to a stake in the wall; thence turning and running by other land of David W. Locke and Donna M. Locke North 20° West about twenty-five (25) rods to the aforementioned Scituate Road near the southerly end of

a pair of bars leading to other land of Locke; thence southerly and southwesterly by and along said road about twenty-four (24) rods to the place begun at, containing about two (2) acres and is also knows as a portion of the "Lunt Field". The hereinabove described parcel of land contains approximately five (5) acres and is conveyed together with a right of way over a forty-four (44) foot right of way leading from Scituate Pond Road in a northwesterly direction and over Lot No. 4 as delineated on a plan entitled "Plan Showing Lots Belonging to Howard Hooper, York, Maine," dated March 26, 1955 drawn by Libby & Dow, Eng'rs and recorded in said Registry of Deeds in Plan Book 26, Page 30, to Scituate Pond; said right of way to be for the benefit of the hereinabove described parcel of land and to be used by the Grantee, her heirs and assigns in common with others having the same rights to use the same, and is further conveyed together with all appurtenant rights of way, including a right of way from the hereinabove described parcel across the Keyes Lot in a general westerly direction to the Scituate Pond Road as the same is presently traveled.

Meaning and intending to describe and convey the same premises conveyed to the Grantor by Warranty Deed of Peter J. Ruger and Tamara Trafton f/k/a Tamara L. Ruger dated March 5, 2004 and recorded at the York County Registry of Deeds in Book 14006, Page 225.

The Grantor herein retains all homestead and all other statutory rights and entitlements to the above-described property.

No title search was requested or performed for this transfer.

This is a non-contractual conveyance for estate planning purposes and is exempt from ME real estate transfer tax pursuant to MRSA §4641-C (15).

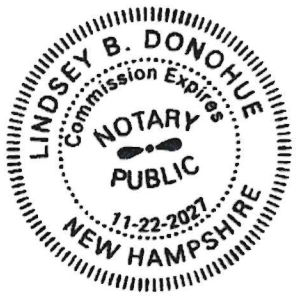
Signature Page to Follow

Executed this 22nd day of May 2024.

Maura A. Annis

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

On this 22nd day of May 2024, personally, appeared the above-named Maura A. Annis, known to me or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument, and who acknowledged and attested that she knowingly and voluntarily executed the same for the purposes therein. Before me,



Notary Public