

Initial Initial
MSW

2590591

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N O T
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DEED OF TRUSTEE

N O T
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IVAN J. FERNANDEZ with a mailing address of 41 Sandy Point Road, Milford, Maine 04461, Trustee of the **LILLIAN FERNANDEZ TRUST, DATED JULY 23, 2015**, for consideration paid, grants to **MADDOX SAPIEL** and **WHITNEY J. SAPIEL** with a mailing address of 19 Kalico Way, Milford, Maine 04461, with Quitclaim Covenant, as Joint Tenants, the land, together with any buildings and improvements thereon, located in Milford, Penobscot County, State of Maine, described as follows:

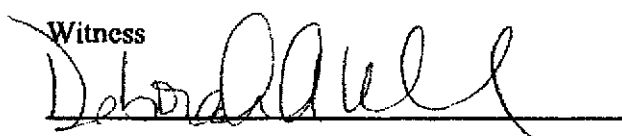
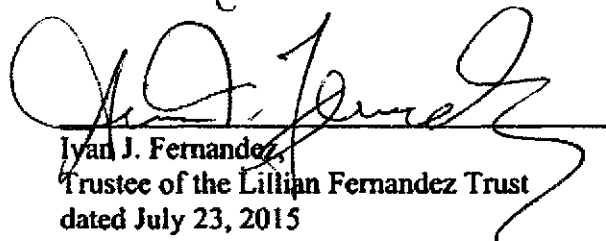
See Exhibit A attached hereto and made a part hereof.

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

MEANING AND INTENDING to describe and convey the premises set forth in Release Deed from Lillian Fernandez to Ivan J. Fernandez, as Trustee of the Lillian Fernandez Trust Dated July 23, 2015, dated July 23, 2015, and recorded in the Penobscot County Registry of Deeds in Book 13912, Page 44.

IN WITNESS WHEREOF, Ivan J. Fernandez, in his capacity as Trustee of the Lillian Fernandez Trust, have set his hand and seal this 7 day of April, 2025.

Witness

Ivan J. Fernandez
Trustee of the Lillian Fernandez Trust
dated July 23, 2015

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AN
STATE OF MAINE
COUNTY OF PENOBSCOT
OFFICIAL
COPY

NOT
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OFFICIAL
COPY

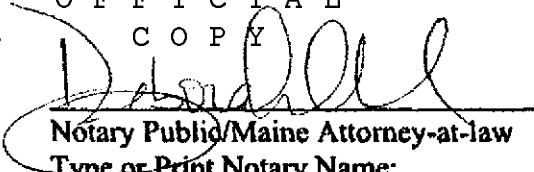
4/2, 2025

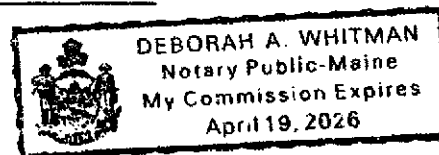
Personally appeared the above-named Ivan J. Fernandez in his capacity as Trustee of the Lillian Fernandez Trust and acknowledged before me the foregoing instrument to be his free act and deed in his said capacity.

NOT
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OFFICIAL
COPY

Before me,

NOT
AN
OFFICIAL
COPY


Notary Public/Maine Attorney-at-law
Type or Print Notary Name:
My Commission Expires:



MAINE REAL ESTATE TRANSFER TAX PAID
SUSAN F. BULAY, REGISTER
PENOBSCOT COUNTY MAINE E-RECORDED