BOOK: OR 7279 PAGE:358, # OF PGS: 2
07/24/2023 11:53:25 AM INSTR#: 2023008528
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX PAID

DocId:8382019
Tx:4248878

HANCOCK

# WARRANTY DEED

Lynn M. Bolduc and Arthur R. Bolduc, II, both of Bangor, Penobscot County, Maine, for consideration paid, grant to Ruth Heffron, Trustee, or her successors in trust, of the Ruth H. Heffron Life Trust u/w/o Robert C. Heffron, Jr. of Belfast, Waldo County, Maine (whose mailing address is 92 Pearl Street, Belfast, ME 04915) with Warranty Covenants, the following described real estate:

See "Exhibit A" Attached

For grantors' source of title, reference may be had to a deed from Sheila M. Cyr to the grantors herein, dated December 18, 2006, recorded in Hancock Registry of Deeds, Book 4665, Page 322.

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

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness our hands and seals this 19th day of July, 2023.

WITNESS:

Lynn M. Bolduc

Arthur R. Bolduc, II

STATE OF MAINE
Waldo, ss

July, 2023

Then personally appeared the above named Lynn M. Bolduc and Arthur R. Bolduc, II and acknowledged the foregoing instrument to be their free acts and deeds.

Before me,

Notary Public/Justice of the Peace
Commission Expiration: 01/01/2030
Lee Woodward, Jr.

File No.: 2023-3353

File No: 2023-3353

# "Exhibit A"

A certain lot or parcel of land with any improvements thereon, situated in Bucksport, Hancock County, Maine, more particularly described as follows:

Beginning at a point where the northerly line of the land of one Arthur Burpee, now or formerly, intersects the westerly shoulder of the Long Pond Road running between Orland and Dedham, in said County, thence westerly by and along said Arthur Burpee line to the shore of Long Pond a distance of ninety-six feet, more or less; thence in a northerly direction on and along the shore of Long Pond one hundred feet (100'), more or less, to an iron rod set in the ground; thence easterly and parallel with the first line herein described, to a point on the westerly shoulder of said Long Pond Road; thence southerly by and along the westerly shoulder of said Long Pond Road to the point of beginning.

Meaning and intending to coney land having a one hundred foot (100') frontage on Long Pond.

HANCOCK COUNTY

@Ret/E Camden Law LLP