NO TRANSFER TAX PAID

Receipt # 176923

ERECORD

BK 5132 PG 170
Instr # 2024-7144
08/26/2024 03:10:54 PM
Pages 3

Tammy C. Gay Registrar of Deeds
WASHINGTON COUNTY

DLN: 1002440285208

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that I, **Craig W. Galligan**, of 101 Holmes Street, Quincy, Massachusetts 02170, an unmarried man ("Grantor"), for no consideration;

grant to **10 Point Rd LLC,** a Massachusetts limited liability company authorized to conduct business in Maine, with a business address of 500 Victory Road, 3r^{d} Floor, Quincy, Massachusetts 02171 (hereinafter the "Grantee")

with WARRANTY COVENANTS,

two certain lots or parcels of land, together with buildings thereon, situated at Schooner Point in Town of Steuben, Washington County, Maine, and being bounded and described as follows, to wit:

First Lot: Lot number Eight (8) as shown on subdivision plan entitled Schooner Head Properties, George & Nancy Jenkins, Owners, Book 932, Page 196, Steuben, Maine" made by Herrick & Salsbury, Inc., dated July 18, 1977, and recorded in the Washington County, Maine, Registry of Deeds in Hanger 1, Slide 28 of Plans, containing 2.8 acres, more or less, together with all rights, title and interest of the Grantors in and to the shore and flats adjoining said lot on the east and lying between high and low watermark of Dyer Bay.

Together with and as appurtenant to said lot all rights, privileges and easements and the benefit of all covenants described in a Declaration of Trust dated July 7, 1977, made my said George S. Jenkins and Nancy M. Jenkins and recorded in Washington County, Maine, Registry of Deeds in Book 1033, Page 43.

This conveyance is made expressly subject to the restrictions, covenants, terms and conditions set forth in said Declaration of Trust dated July 7, 1977. The Grantees herein, by the acceptance of this deed, covenant and agree that they will be bound by the provisions of said Declaration of Trust and will make the payments and will perform all covenants required of them as owners of the aforesaid lot under the terms of said Declaration of Trust.

Second Lot: Beginning at an iron pipe set in the ground marking the northwest corner of the First Lot above described (Lot No. 8); thence South Nine degrees fifty-eight minutes West (S. 9° 58' W.) but always following the west line of the First Lot above described Two hundred eighty-four and forty-seven hundredths (284.47) feet to an iron pipe set in the ground in the northerly line of

the right of way known as "Point Road"; thence generally westerly but always following the north line of Point Road Fifty-three and ninety-one hundredths (53.91) feet to an iron pipe set in the ground marking the southeast corner of Lot No. 9; thence North nine degrees fifty-eight minutes East (N. 9° 58' E.) but always following the east line of Lot No. 9 Three hundred twelve and fifty-seven hundredths (312.57) feet to a bolt and stones set in the ground in the north line of said subdivision plan; thence South Seventy degrees fifty-seven minutes East (S. 70° 57' E.) but always following the north line of said subdivision plan Fifty and sixty-three hundredths (50.63) feet to the iron pipe at the point of beginning. The above described lot is designated "Reserved" on the hereinabove described subdivision plan.

And, for the same consideration, the Grantors herein covenant and agree for themselves their heirs and assigns that no right of way will ever be granted to any person or persons for access to or egress from the land situated South of the subdivision, nor or formerly owned by Bailey, over a strip of land approximately Fifty (50) feet wide situated between Lot No. 1 on the east and Lot No. 15 on the west and extending from the round turn shown on said plan in a southerly direction to the north line of said Bailey.

Together with all rights, easements, privileges and appurtenances belonging to the granted estate.

For title reference, see Deed from Federal National Mortgage Association to Grantor dated June 18, 2024 and recorded with the Washington County, Maine, Registry of Deeds as Instrument No. 2024-5413 in Book 5119, Page 2.

[SIGNATURE PAGES TO FOLLOW]

EXECUTED under hand and seal this 26 day of July, 2024.

Craig W. Galligan

COMMONWEALTH OF MASSACHUSETTS
Norfolk COUNTY, ss.

On this 26 day of July, 2024, before me personally appeared the above-named Craig W. Galligan, proved to me through satisfactory evidence of identification, which was ☐ __ license or ☐ known to me to be the person executing the foregoing instrument, and who acknowledged said instrument by him so executed to his voluntary free act and deed.

Notary Public
My commission expires:

Michelle Houlihan
My Commission Expires
1-31-2025
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS