Docusign Envelope ID: 7063451D-47AA-4AD4-AD76-EFD3C91021FB

BK 6095 PG 275
04/17/2024 09:24:58 AM
Pages 2
Instr # 104421
Rebecca S. Wotton Lincoln County Registry of Deeds

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS

That **THOMAS N. HANCOCK**, with a mailing address of 113 Morgan Hill Road, Nobleboro, Maine 04555, for consideration paid, releases to **WILLIAM L. TROIANO** of 58 Spring Hill Loop, Chamberlain, Maine 04541, the real property in Nobleboro, County of Lincoln, State of Maine, and being more particularly described as follows:

Beginning at a point on the easterly side of Old Highway #1, said point marking the extreme northwest corner of land now or formerly of Harold S. and Linda F. Tibbetts; Thence in a general northeasterly direction by the easterly side of said highway to the southwest corner of land now of Michael A. and Marcia R. Martin; Thence northeasterly by said Martin land and land of Robert K. and Barbara A. Woodward to land formerly of Wilson Hutchins, now of Norman Hunt; Thence easterly by said Hunt land to land now or formerly of ISES Associates; Thence southerly by last named land to the right of way of new U.S. Highway #1; Thence in a general southwesterly direction by said highway to the northerly side of the Snow Road, so-called; Thence westerly by the northerly side of said road to land now or formerly of Richard A. and Kathi M. Thibodeau; Thence northeasterly by said land to the northeast corner thereof; Thence in a general westerly direction by said Thibodeau land and land of the aforementioned Tibbetts to the point of beginning.

Together with all rights, title and interest in and to the aforementioned Snow Road between Old and New U.S. Highways, #1.

Excepting the premises conveyed from A. Douglas McLoon and Mary Jane McLoon to Harold S. and Linda F. Tibbetts dated October 8, 1985 and recorded in the Lincoln County Registry of Deeds in Book 1269, Page 58.

Excepting the premises conveyed from Paul A. Quintal and Marcelle S. Quintal to Michael A. and Marcia R. Martin dated July 17, 1979 and recorded in Book 1002, Page 88.

Excepting the premises conveyed from Nelson C. Hancock to Robert K. and Barbara A. Woodward dated January 5, 1970 in Book 658, Page 156.

DS WT Initial JT

MAINE REAL ESTATE TRANSFER TAX PAID

Docusign Envelope ID: 7063451D-47AA-4AD4-AD76-EFD3C91021FB

Subject to rights of others in and to the right of way from Old Route One as shown on Plan entitled "Plan of Lot for Proposed Conveyance prepared for Pamela S. Hibbs and Donna M. Butler," dated May 10, 2017, by Lincoln Surveying Company, and recorded in the Lincoln County Registry of Deeds in Plan Book 109, Page 3, and terms and conditions relative to the use thereof.

Subject to Right of Way from Leola Hancock, Nelson A. Hancock, Jr. and Beverly Hancock to Richard Thibodeau and Kathleen Thibodeau dated January 11, 1987 and recorded in the Lincoln County Registry of Deeds in Book 1372, Page 244, and terms and conditions relative to the use thereof. Subject to rights of others in Snow Road and terms and conditions relative to the use thereof.

Subject to rights of others in the Right of Way of U.S. Highway of New U.S. Highway #1 and terms and conditions relative to the use thereof.

Reference is hereby made to a Warranty Deed by Leola C Hancock to Nelson A. Hancock dated March 28, 1988 and recorded in the Lincoln County Registry of Deeds in Book 1462, Page 59. Parcel 1 described in the reference deed was previously conveyed to William J. Hatch and Britt Hatch on April 14, 2000 in a deed recorded in the Lincoln County Registry of Deeds in Book 2555, Page 18.

Source of Title: Deed of Nelson A. Hancock to Thomas N. Hancock recorded July 9, 2014 in Book 4797, Page 43.

Witness my hand and seal this 17 day of April, 2024.

Witness

THOMAS N. HANCOCK

STATE OF MAINE
LINCOLN, SS

17 April, 2024

Personally appeared the above named THOMAS N. HANCOCK and acknowledged the foregoing instrument to be his free act and deed.

Notary Public/Attorney at Law

Robert B Gregory

DS WT Initial JT

Docusign Envelope ID: 7063451D-47AA-4AD4-AD76-EFD3C91021FB

BK 6095 PG 273
04/17/2024 09:22:49 AM
Pages 2
Instr # 104420
Rebecca S. Wotton Lincoln County Registry of Deeds

WARRANTY DEED

KNOW ALL BY THESE PRESENT

RICHARD NOEL RE´ of 4904 Page Drive Metairie, LA 70003-1134 and **DONALD RE´** of 876 Old Mill Road Pasadena, CA 91108 for consideration paid grant to **WILLIAM L. TROIANO and JULANN TROIANO**, husband and wife, both of 58 Spring Hill Loop, Chamberlain, ME 04541, with Warranty Covenants, as joint tenants, the following described real property in Nobleboro, County of Lincoln and State of Maine buonded as follow:

A certain lot or parcel of land situated on the easterly side of U. S. Highway No. 1 in the Town of Nobleboro, County of Lincoln and State of Maine, bounded and described as follows:
On the north by Cross Road, so-called, leading from the State Highway also called Old U. S. Highway No. 1, to Back Meadow Road, so-called; on the east by land now or formerly of George Rollins; on the south by land formerly of George W. Oliver, now of Otis G. Oliver; and on the west by said U. S. Highway No. 1. Containing forty (40) acres, more or less.

EXCEPTING and RESERVING, however, the portion of land taken by the State of Maine for highway purposes and being more particularly described in the Notice of Taking recorded in Book 654, Page 5.

TOGETHER WITH right of access onto new Route #1 for all existing or future agricultural and timber harvesting purposes as described in said Notice of Taking recorded in Book 654, Page 47, said Registry of Deeds.

Our title is derived under deed of N. Maurice Re´ and Eleanor Re´ recorded in Book 756, Page 207.

Witness my hand and seal this 12th day of April, 2024.

Martha MacDonald Re
Witness MARTHA MACDONALD RE

Richard Noel Re
RICHARD NOEL RE´

STATE OF LOUISIANNA
PARISH OF JEFFERSON, SS

April 12, 2024.

Personally appeared the above named RICHARD NOEL RE´ and acknowledged the foregoing instrument to be his free act and deed.

BENJAMIN BRAINIS
Notary Public - State of Louisiana
Notary ID Number 146992

Notary Public/Attorney at Law

Printed Name of Notary: BENJAMIN BRAINIS

DS WT Initial JT

MAINE REAL ESTATE
TRANSFER TAX PAID

Docusign Envelope ID: 7063451D-47AA-4AD4-AD76-EFD3C91021FB

Witness

DONALD RE´

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF Los Angeles)

On April 12, 2024, before me, G. J. Bristow, Notary Public, personally appeared DONALD RE´, who proved to me on the basis of satisfactory evidence to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity(ies) upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

G. J. BRISTOW
Notary Public - California
Los Angeles County
Commission # 2399191
My Comm. Expires Apr 27, 2026

SIGNATURE OF NOTARY

DS WT Initial JT