Bk 14564 Ps297 #23403
08-01-2017 @ 11:54a

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WARRANTY DEED

Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS that **Gale Shaefer** of Lincoln, County of Penobscot, and State of Maine, for consideration paid, grant(s) to **William B. Wallace** and **Victoria M. Wallace** whose mailing address is 21 Pinkham Point Road, Harpswell, ME 04079 as **Joint Tenants with Rights of Survivorship** with **WARRANTY COVENANTS**, the real property situated in Lincoln, County of Penobscot and State of Maine more particularly described in Exhibit A attached hereto and incorporated herein by reference.

See Attached Exhibit A

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28th day of July, 2017.

Witness

Gale Shaefer

State of MAINE
County of Penobscot

Date: 07/28/17

Personally appeared the above named Gale Shaefer and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Notary Public/Attorney at Law
Print Name:
Commission Expires:

Katherine R. Malia
Notary Public, Maine
My Commission Expires: August 28, 2022

File/Case No:CT20170441

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EXHIBIT A

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Two certain lots or parcels of land, together with the buildings thereon, situate in Lincoln, Penobscot County, Maine, bounded and described as follows:

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FIRST PARCEL: A certain lot or parcel of land with the buildings thereon situated on the west side of Mattanawcook Lake in said Town of Lincoln and being Lot No. 2 on a plan of the Bruce Cottage Lots made by R.H. Fiske, in 1920, and recorded in the Penobscot Registry of Deeds in Plan Book 10, Page 12. Said Lot No. 2 being one hundred feet (100') on the northeast end and one hundred three feet (103') wide on the southwest end, one hundred forty-four and five tenths feet (144.5') long on the northerly end and one hundred fifty-six and one tenth feet (156.1') long on the southerly side.

EXCEPTING AND RESERVING, however, so much of said Lot as taken by said Town of Lincoln for road and sewer purposes.

SECOND PARCEL: Being a certain lot or parcel of land with the buildings thereon situated on the south shore of Mattanawcook Lake in said Lincoln, described as follows:

Commencing on the shore of said Lake at the easterly line of land of George L. Edwards; thence South thirty-eight degrees (38°) West along line of land of said Edwards one hundred sixty-three feet (163'); thence South about thirteen degrees (13°) eighteen minutes (18') East forty-one feet (41'); thence North sixty-five degrees (65°) East one hundred forty-four and one-half feet (144½'); thence North nineteen degrees (19°) forty-five minutes (45') West, one hundred nineteen feet (119') to the point of beginning.

Being Lot No. 1 on a Plan of Bruce Cottage Lots in said Lincoln, according to plan recorded in the Penobscot Registry of Deeds in Plan Book 10, Page 12.

SUBJECT HOWEVER to the easement to the Inhabitants of the said Town of Lincoln to build and maintain a sewer over and across said Lot.

EXCEPTING AND RESERVING an Easement dated July 13, 1979 and recorded in said Registry in Book 3029, Page 190.

Being the same premises conveyed to Gale Shaefer and John H. Shaefer by virtue of a deed from Jane A. Day and Harry E. Day, Jr., dated July 31, 1987 and recorded in the Penobscot County Registry of Deeds in Book 4075, Page 315. John H. Shaefer died on October 28, 2016 leaving Gale Shaefer as the surviving joint tenant.

Maine Real Estate
Transfer Tax Paid

CT20170441

Susan F. Bulay, Register
Penobscot County, Maine