RETURN ADDRESS:
Farrell, Geenty, Sheeley & Boccalatte, PC
205 Old Boston Post Road
Old Saybrook, CT. 06475

QUIT-CLAIM DEED

KNOW YE, THAT I, **ERVIN W. RUSSELL, JR.**, of the Town of Middletown, County of Middlesex, and State of Connecticut, for no consideration paid, grant to, **ERVIN W. RUSSELL, JR., Trustee of the ERVIN W. RUSSELL, JR. LIVING TRUST, Dated November 16, 2022, WITH QUITCLAIM COVENANTS**, of any right title and interest in and to that certain piece or parcel of land, situated in the Town of Cushing, County of Knox and State of Maine, known as **135 Salt Pond Road,** and further bounded and described on Schedule A Attached hereto:

IN WITNESS WHEREOF, I, **ERVIN W. RUSSELL, JR.**, have hereunto set my hand and seal this 16th day of November, 2022.

Signed and Delivered in the presence of:

Sundeep G. Harper

Barbara A. Mock

ERVIN W. RUSSELL, JR.

STATE OF CONNECTICUT)
) ss. Old Saybrook November 16, 2022
COUNTY OF MIDDLESEX)

Personally appeared, **ERVIN W. RUSSELL, JR.**, signer of the foregoing instrument, and acknowledged the same to be his act and deed before me.

Sundeep G. Harper
Commissioner of the Superior Court

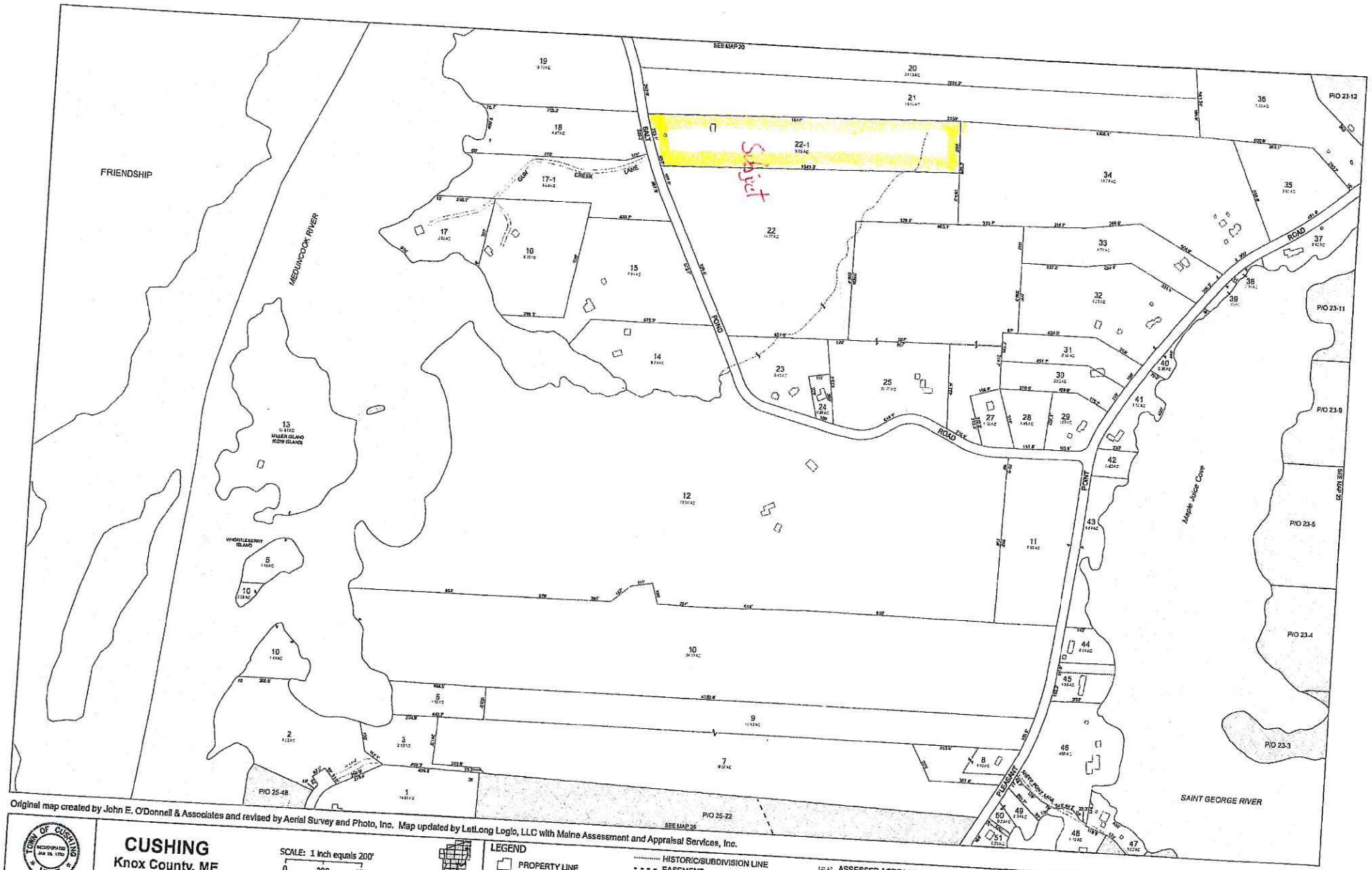
Receipt # 139315 KNOX SS: RECEIVED
VOL 5964 PG 322
12/06/2022 09:42:47 AM
2 Pages
Instr # 2022-11034
ATTEST:Madelene F. Cole, Knox Co Registry of Deeds

SCHEDULE A

A certain lot or parcel of land situated in the Town of Cushing, County of Knox and State of Maine, and being more particularly bounded and described as follows:

> BEGINNING at a 5/8" iron rod with a plastic cap marked "1153" on the easterly side of the Salt Pond Road and the southwesterly corner of land now or formerly of Heather Marie Blais and Dennis J. Blais as recorded in the Knox County Registry of Deeds in Book 2083, Page 152; thence South 11°58'44" West, along Salt Pond Road, a distance of two hundred thirty-three and one-tenth (233.1) feet to an angle point in the road; thence South 06°03'14" West, along the Salt Pond Road, a distance of forty and twenty-one hundreds (40.21) feet to a 5/8" iron rod with a plastic surveyor's cap marked "Beal Survey Co".; thence South 63°13'59" East across land now or formerly of Brenda Adams and Douglas Adams (as recorded in the Knox County Registry of Deeds, Book 1991, Page 276 and Book 1959, Page 230) and passing through a 5/8" iron rod with a plastic surveyor's cap marked "Beal Survey Co" at 238.51, a distance of one thousand five hundred forty-three and twenty-eight hundredths (1,543.28) feet to a 5/8" iron rod with a plastic cap marked "Beal Survey Co: at land now or formerly of Helen C. Darmara as recorded in the Knox County Registry of Deeds in Book 4172, Page 71; thence North 26°46'01" East along said Darmara land a distance of two hundred sixty-three (263) feet to a 5/8" iron rod with a plastic surveyor's cap marked "Beal Survey Co"; thence North 63°13'59" West along said Blais land a distance of one thousand six hundred seventeen (1,617) feet to the point of beginning. Containing nine and fifty-five hundredths (9.55) acres.

All courses listed hereon are based on a Magnetic North 2000 meridian. True North is 17°17'09" East of Magnetic North 2000 at this location. ALSO SEE Real Estate Boundary Survey for Douglas P. Adams and Brenda J. Adams on the Salt Pond Road in Cushing, Maine by F.E. Beal Surveying Company dated July 2011. The property herein conveyed is a portion of the property described in deeds from Arthur Kiskila, Personal Representative of the Estate of Evelyn S. Kiskila, to Douglas P. Adams and Brenda J. Adams dated October 18, 1995 and recorded in the Knox County Registry of Deeds in Book 1959, Page 230 and dated February 15, 1996 and recorded in said Registry in Book 1991, Page 276.



Original map created by John E. O'Donnell & Associates and revised by Aerial Survey and Photo, Inc. Map updated by LatLong Logic, LLC with Maine Assessment and Appraisal Services, Inc.

TOWN OF CUSHING INCORPORATED JAN 25, 1750 MAINE

CUSHING
Knox County, ME

SCALE: 1 inch equals 200'
0 200 400

LEGEND

- PROPERTY LINE
- PUBLIC RIGHT-OF-WAY
- PRIVATE RIGHT-OF-WAY
- BUILDING FOOTPRINT
- HISTORIC/SUBDIVISION LINE
- EASEMENT
- PARCEL HOOK
- 2-1 PARCEL ID NUMBER
- 150' SURVEY DIMENSION (FEET)
- 1 SURVEY LOT NUMBER
- ASSESSED ACREAGE
- HYDROLOGY
- WETLANDS

The information on this map is for assessment purposes only, is not a legal survey, and is not intended to be used for conveyance.

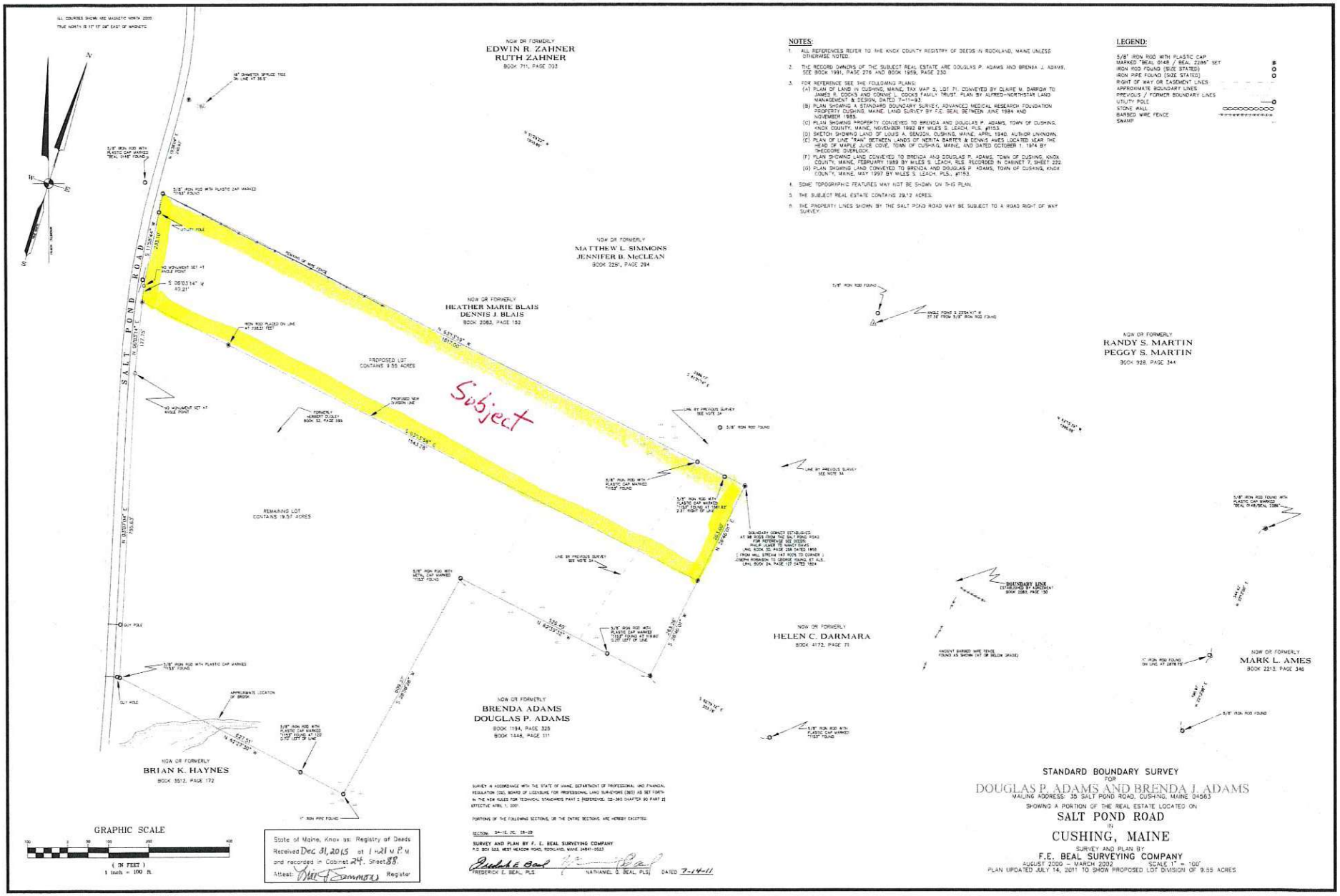
Cushing Assessor's Office
39 Cross Road
Cushing, Maine 04563
(207) 354-2375

Updated: April, 2021
Print Date: 4/5/2022

N

PROPERTY MAPS

Tax Map
22


ALL COURSES SHOWN ARE MAGNETIC NORTH 2000
TRUE NORTH IS 17° 15' 00" EAST OF MAGNETIC
NOW OR FORMERLY
EDWIN R. ZAHNER
RUTH ZAHNER
BOOK 711, PAGE 203
NOW OR FORMERLY
MATTHEW L. SIMMONS
JENNIFER B. McCLEAN
BOOK 2281, PAGE 294
NOW OR FORMERLY
HEATHER MARIE BLAIS
DENNIS J. BLAIS
BOOK 2083, PAGE 152
NOW OR FORMERLY
RANDY S. MARTIN
PEGGY S. MARTIN
BOOK 928, PAGE 344
NOW OR FORMERLY
HELEN C. DARMARA
BOOK 4172, PAGE 71
NOW OR FORMERLY
BRENDA ADAMS
DOUGLAS P. ADAMS
BOOK 1194, PAGE 325
BOOK 1448, PAGE 111
NOW OR FORMERLY
BRIAN K. HAYNES
BOOK 3512, PAGE 172
NOW OR FORMERLY
MARK L. AMES
BOOK 2213, PAGE 346
SALT POND ROAD
Subject
PROPOSED LOT
CONTAINS 9.55 ACRES
REMAINING LOT
CONTAINS 19.57 ACRES
PROPOSED NEW
DIVISION LINE
FORMERLY
HERBERT DUDLEY
BOOK 52, PAGE 595
BOUNDARY LINE
ESTABLISHED BY AGREEMENT
BOOK 2083, PAGE 150
APPROXIMATE LOCATION
OF BROOK
GUY POLE
NO MONUMENT SET AT
ANGLE POINT
5/8" IRON ROD WITH
PLASTIC CAP MARKED
"BEAL 2286"
5/8" IRON ROD FOUND
1" IRON PIPE FOUND
LINE BY PREVIOUS SURVEY
SEE NOTE 3A
ANCIENT BARBED WIRE FENCE
FOUND AS SHOWN (AT OR BELOW GRADE)
N 82°23'30" W
227.51'
S 82°23'30" E
227.51'
N 82°23'30" W
227.51'
S 82°23'30" E
227.51'
N 06°03'14" E
177.76'
S 06°03'14" W
49.21'
N 06°03'14" E
793.63'
N 52°57'38" W
1877.00'
S 52°57'38" E
1543.78'
N 37°02'22" E
2.37' RIGHT OF LINE
S 37°02'22" W
2.37' LEFT OF LINE