Return To:
Gateway Title of Maine, a Div of Liberty Title & Escrow Co, LLC
213 West Broadway
Lincoln, ME 04457

File No.: ME23031180L

QUIT CLAIM DEED
WITH COVENANT

DLN NO.: 1002340257615

SAG Realty, LLC a Maine Limited Liability company with a mailing address of P.O. Box 100, Lincoln, ME 04457, for consideration paid, GRANTS to Hayden Weatherbee and Kaylie Sawtelle of 4 Evergreen Drive, Lincoln, ME 04457, as joint tenants, with QUIT CLAIM COVENANT, the land in Town of Lincoln, County of Penobscot, State of Maine.

PARCEL ONE:
A certain lot or parcel of land, situated on the northerly side of the Lee Road, in Lincoln, Penobscot County, State of Maine, and being more particularly bounded and described as follows, to wit:

Beginning at an iron rod set on the northerly sideline of the Lee Road and at the most southeasterly corner of the lot herein described, said rod also being one hundred thirty-five and two tenths (135.2) feet westerly from an iron rod set on said northerly sideline and at the most southwesterly corner of land now or formerly owned by Lena R. Furrow; thence S 79° 10' W along the northerly sideline of said Lee Road a distance of one hundred (100) feet to a piece of angle iron set on said northerly sideline; thence N 16° 35' W a distance of one hundred ninety-nine and four tenths (199.4) feet to a pipe; thence N 79° 54' E a distance of one hundred thirty (130) feet to an iron rod; thence S 7° 55' E a distance of one hundred ninety-six and nine tenths (196.9) feet to the point of beginning.

PARCEL TWO:
A certain lot or parcel of land, situated on the north side of a lot of 162 Lee Road or Route Six, in Lincoln, Penobscot County, State of Maine, and being more particularly bounded and described as follows, to wit:

Commencing at a found pin on the northeast corner of the land now or formerly of Julie McCarthy as described in a deed recorded in Book 3367, Page 194 of Penobscot Registry of Deeds and the northwest corner of the land now or formerly of James Kneeland as described in a deed recorded in Book 8275, Page 277; thence S 80° 38' 35" W along the land of said McCarthy one hundred thirty (130') feet to the northwest corner of land of said McCarthy; thence N 15° 54' 20" W along a projection of the west line of the land of said McCarthy twenty (20') feet to a set capped rebar; thence N 80° 35' 30" E one hundred thirty-three (133') feet to a set capped rebar; thence S 7° 16' 55" E or a projection of said McCarthy's east line twenty (20') feet to the point of beginning. All bearings are magnetic in 2004 and all set capped rebars are marked "J.H. Harris PLS #1168".

Being all and the same premises as described in a deed from Daniel MacEachern and Kris MacEachern to SAG Realty, LLC, dated December 13, 2022 and recorded in Penobscot County Registry of Deeds in Book 16710, Page 269.

IN WITNESS WHEREOF, SAG Realty, LLC has hereunto caused this instrument to be signed by Scott A. Gardner, Sole member, duly authorized this 17th day of November, 2023.

Signed, Sealed and Delivered
in the presence of

_____
Witness

SAG Realty, LLC

BY: _____
Scott A. Gardner, Sole Member

State of Maine
County of Penobscot,ss

November 17, 2023

Personally appeared the above named Scott A. Gardner, Sole member of SAG Realty, LLC and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of SAG Realty, LLC in his said capacity.

Before me, _____
Notary Public

_____
Print Name

VIRGINIA HOUSE HAFFORD
My Commission Expires
MAINE
09-05-2026
NOTARY PUBLIC

Maine Real Estate Transfer Tax Paid
SUSAN F. BULAY, REGISTER
PENOBSCOT COUNTY MAINE E-RECORDED