Receipt # 94672 KNOX SS: RECEIVED
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3 Pages
Instr # 2016-12880
ATTEST:Lisa J.Simmons, Knox Co Registry of Deeds

QUITCLAIM DEED
Without Covenant

Know All By These Presents

That **I,** SYMON F. RANKINE, of South Thomaston, Knox County, State of Maine,

in consideration of one dollar and other valuable consideration

paid by SYMON F. RANKINE and SARAH DUNNE,

whose mailing address is 6 Snowhill Lane, South Thomaston, Maine 04858,

the receipt thereof I do hereby acknowledge, do hereby remise, release, bargain, sell and convey and forever quitclaim unto the said SYMON F. RANKINE and SARAH DUNN, to hold as joint tenants according to the principles of joint tenancy and not as tenants in common, their heirs and assigns forever, certain parcels of land, together with all buildings and any other improvements thereon, situated in South Thomaston, Knox County, Maine, and being more particularly described in the following deeds which descriptions are made a part of this deed by reference:

1. Deed from David A. MacDonald and Elizabeth MacDonald to George W. T. Rankine and Dorothy H.N. Rankine as joint tenants dated December 8, 1984 and recorded in the Knox County registry of Deeds (Knox County Registry of Deeds) in Book 999, Page 74, and further reference with respect to this parcel is made to deed from George W. T. Rankine to Dorothy H.N. Rankine dated September 16, 1986 and recorded in the Knox County Registry of Deeds in Book 1120, Page 241.

2. Deed from George W. T. Rankine and Edward Cardinali to George W. T. Rankine and Dorothy H.N. Rankine, as joint tenants, dated November 8, 1994 and recorded in the Knox County Registry of Deeds in Book 1876, Page 297; but excepting from this parcel the parcels described in the following deeds:

a. Deed from George W. T. Rankine and Dorothy H.N. Rankine to Karen Searls and Michael Elliott dated June 24, 1996 and recorded in the Knox County Registry of Deeds, in Book 2030, Page 276;

b. Deed from George W. T. Rankine and Dorothy H.N. Rankine to Glenn H. Rizner dated February 20, 1997 and recorded in the Knox County Registry of Deeds in Book 2099, Page 49;

c. Deed from George W. T. Rankine and Dorothy H.N. Rankine to Thomas E. Ross and Janette Ross dated February 28, 2003 and recorded in the Knox County Registry of Deeds, in Book 2934, Page 81;

d. Deed from George W. T. Rankine and Dorothy H.N. Rankine to Thomas E. Ross and Janette Ross dated February 28, 2003 and recorded in the Knox County Registry of Deeds, in Book 2934, Page 83; and

e. Deed from George W. T. Rankine and Dorothy H.N. Rankine to Thomas E. Ross and Janette Ross dated June 20, 2003 and recorded in the Knox County Registry of Deeds, in Book 3008, Page 125.

3. Deed from Edward W. Cardinali and Rosangela L. Cardinali to George W. T. Rankine and Dorothy Rankine, dated November 8, 1994 and recorded in the Knox County Registry of Deeds in Book 2734, Page 181; but excepting the parcel described in the deed from George W. T. Rankine and Dorothy Rankine to Cardinali dated February 14, 2002 and recorded in the Knox County Registry of Deeds, in Book 2734, Page 184.

The above parcels are conveyed with, and subject to, all easements, right-of-ways, rights, interests and covenants of record, including subdivision covenants as applicable, with the exception of the covenants released by the agreement to terminate covenants dated May 19, 1988 and recorded in the Knox County Registry of Deeds in Book 1268, Page 339.
For Reference see Deed of Distribution from Lesley F. Rankine and Symon F. Rankine, Personal Representatives of the Estate of Dorothy H. N. Rankine to Lesley F. Rankine and Symon F. Rankine dated 10/21/2013 and recorded in the Knox County Registry of Deeds at Book 4737, Page 170.

To Have and To Hold the same, together with all privileges and appurtenances thereunto belonging, to the said SYMON F. RANKINE and SARAH DUNNE, to hold as joint tenants as aforesaid, their heirs and assigns forever.

In Witness Whereof, I, the said SYMON F. RANKINE, have hereunto set my hand(s) and seal(s) this 15th day of the month of December, 2016.

Signed, Sealed And Delivered in the presence of

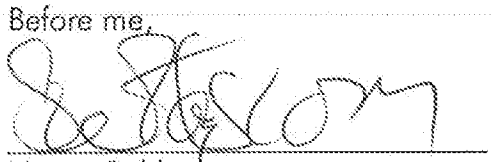
Symon F. Rankine

State of Maine
County of Knox, ss.

15 December 2016

Then personally appeared the above named SYMON F. RANKINE (known to me (or satisfactorily proven to me) to be the individual described in this instrument and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Notary Public
Attorney at Law

Stephen W. Hanscom, Notary Public
State of Maine
My Commission Expires February 20, 2017