BOOK: OR 7273 PAGE:948, # OF PGS: 4
06/23/2023 12:13:30 PM INSTR#: 2023006644
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX PAID
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HANCOCK COUNTY

TRUSTEE'S DEED

DLN: 1002340238965

MAYNARD C. FORBES of Concord, Massachusetts, and **HILARY A. CURTIS-OSMER** (a/k/a **HILARY A. CURTIS**), of Ayer, Massachusetts, not individually but only in their capacities as **Co-Trustees of the JEAN L. GETCHELL-FORBES TRUST**, for consideration paid, grant to **MARY L. DOXSEE** and **SARAH B. NEAULT BARRS, CO-TRUSTEES OF THE MARY L. DOXSEE REVOCABLE TRUST U/A DATED DECEMBER 10, 2001, AS AMENDED**, with a mailing address of 270 Rockville Street, Rockport, ME 04856, a certain lot or parcel of land, together with any improvements thereon in **Brooksville**, Hancock County, Maine, bounded and described as follows:

Being Parcel 36 of The Point at Cape Rosier as shown on a plan (the "Subdivision Plan") entitled "The Point at Cape Rosier, Standard Boundary Survey and Subdivision Plan, Cape Rosier, Brooksville, Maine, Northland Properties, Inc." dated December 15, 1986, and last revised June 5, 1987, prepared by Land Use Consultants and recorded at the Hancock County Registry of Deeds in File 20, Numbers 199A and 199B, to which plan reference is hereby made for a more particular description of said Parcel 36.

Said parcel is conveyed TOGETHER WITH:

1. A right of way, over, under and upon the roads designated as Ames Cove Road, Point Road, and access right of way to the Subdivision Plan for ingress, egress, regress and the installation and maintenance of utilities to be used in common with Northland Properties, Inc., its successors and assigns.

2. An easement for recreational purposes over and upon the land designated as Common Area on the Subdivision Plan to be used in common with Northland Properties, Inc., its successors and assigns.

3. All other rights and easements in common with other lot owners as described in Declaration of Easements, Rights, Protective Covenants, Restrictions and Reservations, dated June 12, 1987, and recorded in the Hancock County Registry of Deeds in Book 1641, Page 590 (hereafter "Declaration").

Said parcel is conveyed SUBJECT TO:

1. All easements, covenants, obligations, agreements, restrictions, reservations and encumbrances contained in or referred to in the Declaration or shown on the Subdivision Plan as the same may be

amended or modified from time to time by instrument recorded in the Hancock County Registry of Deeds.

2. Easements, covenants and restrictions of record, if any there be, insofar as the same are now in force and applicable.

For source of title, reference may be had to the deed from Maynard C. Forbes, Personal Representative of the Estate of Jean L. Getchell-Forbes, to Maynard C. Forbes and Hilary A. Curtis, Co-Trustees of the Jean L. Getchell-Forbes Trust, dated May 25, 2021 and recorded in the Hancock County Registry of Deeds in Book 7125, Page 694.

IN WITNESS WHEREOF, Maynard C. Forbes and Hilary A. Curtis-Osmer, Co-Trustees of the Jean L. Getchell-Forbes Trust, have hereunto set their hands and seals in their said capacities as of this 18th day of June, 2023.

JEAN L. GETCHELL-FORBES TRUST

Witness

Hilary A. Curtis-Osmer, Co-Trustee

[signatures continue on following page]

JEAN L. GETCHELL-FORBES TRUST

Witness

By: Maynard C. Forbes

Maynard C. Forbes, Co-Trustee

HANCOCK COUNTY

HANCOCK COUNTY

STATE OF MAINE

Middlesex County MA

June 18, 2023

Personally appeared the above named Maynard C. Forbes, Co-Trustee of the Jean L. Getchell-Forbes Trust, and acknowledged before me the foregoing instrument to be his free act and deed in his said capacity.

Eleanor C. Horwitz
Notary Public

Eleanor C. Horwitz
Print or Type Name as Signed

Eleanor C. Horwitz
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
9/16/2027

JEAN L. GETCHELL-FORBES TRUST

By: _____
Hilary A. Curtis-Osmer, Co-Trustee

COMMONWEALTH OF MASSACHUSETTS

Middlesex County

June 9, 2023

Personally appeared the above named Hilary A. Curtis-Osmer, Co-Trustee of the Jean L. Getchell-Forbes Trust, and acknowledged before me the foregoing instrument to be her free act and deed in her said capacity.

_____
Notary Public Witness

JEN SULLIVAN - WITNESS ONLY
Print or Type Name as Signed

HANCOCK COUNTY