MAINE REAL ESTATE TAX-Paid

QUITCLAIM DEED WITH COVENANT
DLN# 1002140138407

THIS INDENTURE, made this 31st day of March, 2021, between Phoebe J. Monger, a/k/a Phoebe Monger, of Steuben, Washington County, State of Maine, (hereinafter called the "Grantor"), and Daniel Bailey, of Palmer, MA, (hereinafter called the "Grantee").

WITNESSETH, that said Grantor, in consideration of the sum of ONE AND NO/100 DOLLARS ($1.00) to her duly paid, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, convey and quit-claim unto Grantee and Grantee's heirs and assigns, the following described land, situate, lying and being in the County of Washington and State of Maine, to wit:

Legal Description as reflected on the attached Exhibit A.

Being the same premises which Wayne J. West by Quitclaim Deed dated July 9th, 2020 and recorded in the Office of the Recorder of Deeds in and for Washington County, State Of Maine, in Book 4677, Page 240, granted and conveyed unto Phoebe J. Monger a/k/a Phoebe Monger, Grantor hereof in fee.

With covenant on the part of the Grantor, for herself, with the Grantee, his heirs and assigns forever, that at the time of the delivery of such deed the Grantor covenants with the Grantee, his heirs and assigns, that she will warrant and forever defend the premises to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through or under her, and Grantor further covenants that said premises shall be free and clear of all encumbrances except covenants, conditions, easements and restrictions of record which do not materially and adversely affect the continued current use of the premises.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand the day and year above written.

Phoebe Monger
Phoebe J. Monger, Grantor

SEALED AND DELIVERED,
In the Presence of:

_____ Witness
_____ Date

_____ Witness
_____ Date

State of Maine, County of Hancock

On this 31st day of March, 2021, before me, the undersigned officer, personally appeared Phoebe J. Monger known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public

MATTHEW T. GOODWIN
NOTARY PUBLIC - MAINE
MY COMMISSION EXPIRES
FEBRUARY 18, 2023

Exhibit A

Parcel One:

"A certain lot or parcel of land, situated on the West side of the Pigeon Hill Road, so-called, in said Steuben, Washington County, Maine, and bounded and described as follows, to wit:

Beginning at an iron pipe set in the ground at the West sideline of said Pigeon Hill Road, so-called, and the Southeast corner of land of Emery West; thence running:

West, by the South boundary line of land of said Emery West, two hundred feet (200') to an iron pipe set in the ground; thence turning and running:

South, by other land of the Grantors herein, two hundred feet (200') to an iron pipe set in the ground; thence turning and running:

East, still by other land of the Grantors herein, two hundred feet (200') to an iron pipe set in the ground at the West sideline of said Pigeon Hill Road, so-called, thence turning and running:

North, by the West sideline of said Pigeon Hill Road, so-called, to the point of beginning, containing 40,000 square feet.

Being the same premises conveyed to Wayne J. West and Wanda J. West by deed of Philip W. West and Dorothy W. West dated March 18, 1976 and recorded at the Washington County Registry of Deeds in Book 918, Page 187. Also, being the same premises awarded to Wayne J. West by Abstract of Divorce Decree dated June 28, 1977 and recorded at the Washington County Registry of Deeds in Book 973, Page 187.

Subject to an easement granted to Bangor Hydro-Electric Company by Wayne J. West dated November 12, 2003 and recorded at the Washington County Registry of Deeds in Book 2831, Page 284.

DOC: 3496 BK: 4773 PG: 134
RECEIVED-RECORDED, WASHINGTON COUNTY REGISTER OF DEEDS
04/05/2021, 02:27:30P
Registrar of Deeds Sharon D. Strout E-RECORDED

Parcel Two:

A certain lot or parcel of land in said Steuben, bounded and described as follows: viz: Beginning at a point on the town road so-called leading from Pinkhams Bay School House to Petit Manan Point at a point which in the Northeast corner of land belonging formerly to Falcon and Frank Pinkham; thence running N 93° W 43 rods by the north line of said Falcon and Frank Pinkham land to a spruce tree which is the southeast corner of land now or formerly of Emery West; thence running N 7° E. by said Emery West land 33 rods to a fir tree marked as a corner; thence S 93° E 43 rods to the town road; thence by the town road to the point of beginning, containing ten acres, more or less.

Also, a certain right of way, in common with others entitled to use the same, by foot and with teams, over and across the lot of land on which Albert A. West formerly lived, as heretofore used on common by said Albert A. West, his brothers and others, leading from the Wyman town road past the house formerly occupied by said Albert A. West to the gravel landing, so-called, and from said gravel landing by the way heretofore and now used along the edge of the dyke to the boat landing on land of Pinkhams on the southeast side of the Big Island, so-called, said island being a part of the Nick Brown lot, so-called."