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Doc#: 29154 Bk:36767 Pg: 284

QUITCLAIM DEED - SHORT FORM DEEDS ACT
33 M.R.S.A. Section 761 et seq.

Initial CWT

KNOW ALL BY THESE PRESENTS, that we, WAYNE D. WARD, CAROLINE WARD (f/k/a Caroline Tatera), in their individual capacity, and ALIDA E. TATERA as Trustee of THE BERNARD S. TATERA AND ALIDA E. TATERA REVOCABLE TRUST, by the powers conferred by law and every other power, whose mailing address is 8 Spencer Drive, Casco, Maine, 04015, in the County of Cumberland and State of Maine, for valuable consideration received, hereby grant to CAROLINE WARD, as Trustee of the CAROLINE WARD LIVING TRUST, whose mailing address is 8 Spencer Drive, Casco, Maine, 04015, in the County of Cumberland and State of Maine, with **QUITCLAIM COVENANT**, that certain lot or parcel of land located at 8 Spencer Drive, Casco, Maine, 04015, in the County of Cumberland and State of Maine, as more fully described in Exhibit A, attached hereto and incorporated herein.

The Grantor Trustee hereby warrants and covenants that she has full authority under the terms of the Trust to execute this deed and convey the Trust property, that no actions are pending with respect to this Trust which could affect the Trustee's ability to convey the Trust property.

Being the same premises conveyed to Wayne D. Ward, Caroline Ward (f/k/a Caroline Tatera), Bernard S. Tatera and Alida E. Tatera by Deed of Roger P. Hale and Ralph A. Morton, Jr. dated June 24, 1985, and recorded in the Cumberland County Registry of Deeds in Book 6807, Page 174. The undivided interests of Bernard S. Tatera and Alida E. Tatera were conveyed to Bernard S. Tatera and Alida E. Tatera, as Trustees of The Bernard S. Tatera and Alida E. Tatera Revocable Trust dated October 11, 2004, and recorded in the Cumberland County Registry of Deeds in Book 22447, Page 257. Alida E. Tatera remains as the sole Trustee of The Bernard S. Tatera and Alida E. Tatera Revocable Trust as Bernard S. Tatera passed away in 2012.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 18th day of May, 2020.

Witness

Wayne Ward

STATE OF MAINE
Cumberland, ss

Personally appeared the above named Wayne Ward on May 18, 2020 and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public / Attorney at Law

WANDA POLLARD
Notary Public, Maine
My Commission Expires July 30, 2022

SEAL

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IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 28th day of February, 2020.

Witness

Caroline Ward

STATE OF CALIFORNIA
County of Solano

Personally appeared the above named Caroline Ward on this 28th day of February, 2020 and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Notary Public

STACEY MEYERS
Notary Public - California
Solano County
Commission # 2236014
My Comm. Expires Apr 24, 2022

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 28th day of February, 2020.

Witness

Alida E. Tatera, as Trustee for
The Bernard S. Tatera and Alida E. Tatera
Revocable Trust

STATE OF CALIFORNIA
County of Solano

Personally appeared the above named Alida E. Tatera, in her capacity as Trustee of The Bernard S. Tatera and Alida E. Tatera Revocable Trust, on February 28th, 2020 and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Notary Public

STACEY M
Notary Public
Solano C
Commission
My Comm. Expir

See attachment
certificate notarization

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Solano

On 28th February 2020 before me, Stacey Meyers Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Alida E Tatera
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he/she~~/~~they~~ executed the same in ~~his/her~~/~~their~~ authorized capacity~~(ies)~~, and that by ~~his/her~~/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

STACEY MEYERS
Notary Public - California
Solano County
Commission # 2236014
My Comm. Expires Apr 24, 2022

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Quitclaim Deed Document Date: 2/28/2020
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ ~~Corporate Officer~~ — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ ~~Limited~~ ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ ~~Attorney in Fact~~	☐ ~~Individual~~ ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ ~~Guardian~~ or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

EYERS
California
unty
2236014
Apr 24, 2022

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EXHIBIT A

A certain lot or parcel of land in the Town of Casco, County of Cumberland and State of Maine, located at 8 Spencer Drive, on the westerly side of Route #302 and lying Northerly of the Lakewood Road between Route #302 and Sebago Lake, being more particularly described as follows:

Beginning at a point on the westerly side of Route #302, marked by an iron pipe at the Easterly end of a stone wall and the land now or formerly of Surety;

Thence S 53° 28' 08" W, and by said stone wall, wire fence and land now or formerly of Surety, 942.70 feet to an iron pipe found at the most Northwesterly corner of the Surety lot;

Thence S 52' 31' 58" W, and by wire fence remnants and the land now or formerly of Wiltonis, 449.88 feet to an iron pipe found at the most Northwesterly corner of the said Wiltonis lot;

Thence S 52° 31' 58" W, and by the land now or formerly of L. Morin, 245.00 feet to an iron pipe and other land of Hale & Morton Timber Venture;

Thence N 36° 28' 50" W, and by the land now or formerly of said Hale & Morton, 800.00 feet to an iron pipe and other land of said Hale & Morton;

Thence N 52° 31' 58" E, and by the land of said Hale & Morton, 245.00 feet to an iron pipe set for a corner;

Thence N 59º 04' 56" E, and by other land now or formerly of said Hale & Morton, 1286.63 feet, to an iron rod set in the ground;

Thence N 09° 44' 12" W, and by land now or formerly of Ward and Tatera, a distance of 245.80 feet to an iron rod set in the ground;

Thence S 80° 15' 48" W, arid by land now or formerly of Ward and Tatera, a distance of 400.00 feet to an iron rod set in the ground;

Thence S 09° 44' 12" E, and by the Westerly sideline of said Route #302, 300.00 feet to the iron pipe found at the point of beginning.

Received
Recorded Register of Deeds
Jun 03,2020 09:01:53A
Cumberland County
Nancy A. Lane