

COPY

Receipt # 141666 WALDO SS: RECEIVED



VOL 4381 PG 297

Instr # 2019-4786

06/12/2019 09:22:08 AM

3 Pages

ATTEST: Stacy L. Grant, Waldo Co Registry of Deeds

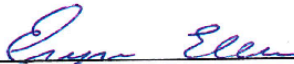
QUITCLAIM DEED WITH COVENANT

EUGENE ELLIS, whose mailing address is 107 Hersey Retreat Road, for consideration paid, grants to **MARY E. FLYNN** and **LAWRENCE G. FLYNN**, whose mailing address is 2040 A Copper Creek Dr, Flemming Island, FL 32003, as Joint Tenants, with Quitclaim Covenant, a certain lot or parcel of land, together with the buildings and improvements thereon, situated in **Stockton Springs**, Waldo County, Maine, bounded and described on the attached Exhibit A.

Being the same premises as described in a deed from

Together with all rights, easements, privileges and appurtenances belonging to the granted estate.

WITNESS my hand and seal this 11 day of June, 2019.

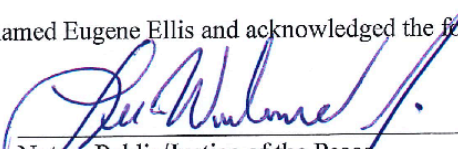

Eugene Ellis

STATE OF MAINE

WALDO, ss

6-11, 2019

Then personally appeared the above named Eugene Ellis and acknowledged the foregoing instrument to be his free act and deed.


Notary Public/Justice of the Peace
Commission Expiration: 1-1-2023
Lee Woodward Jr.

"MAINE REAL ESTATE
TRANSFER TAX PAID"

Exhibit A

A certain parcel of land with buildings and improvements thereon, situated off the northeasterly side of Pirates Cove Road located in the Town of Stockton Springs, Waldo County, State of Maine, bounded and described as follows:

Beginning at a 5/8 inch rebar to be set with a cap stamped d. Ginn PLS #2347 on the northeasterly side line of Pirates Cove Road, said rebar being north 53 degrees 34 minutes 31 seconds east, five hundred twelve and sixty-four hundredths (512.64) feet from a ¾ inch rebar found marking the northwesterly corner of land of Ronald Tufo as described in book 3977, Page 282 recorded at the Waldo County Registry of Deeds;

Thence north 49 degrees 39 minutes 38 seconds east, three hundred eight-three and sixteen hundredths (383.16) feet to a 5/8 inch rebar to be set with a cap stamped D. Ginn PLS #2347;

Thence south 52 degrees 18 minutes 00 seconds east, two hundred thirty-eight and thirty-one hundredths (238.31) feet to a 5/8 inch rebar to be set with a cap stamped D. Ginn PLS #2347;

Thence southwesterly on a line parallel with the high water line of the Penobscot River, twenty-three and fifty hundredths (23.50) feet to a point on a line parallel with a creek as called for in a deed describing land of Beatrice Todd Heirs recorded in Book 1289, Page 165;

Thence southerly and westerly on a line parallel with said creek, one hundred twenty-seven (127) feet more or less to a 5/8 inch rebar to be set with a cap stamped D. Ginn PLS #2347, said rebar being south 24 degrees 20 minutes 52 seconds west, one hundred six and twenty-two hundredths (106.22) feet from the last mentioned rebar;

Thence continuing southeasterly on a line parallel with said creek, seventy-three (73) feet more or less to a point on the high water line of the Penobscot River, said point being south 49 degrees 19 minutes 12 seconds east, sixty-nine and ninety-eight hundredths (69.98) feet from the last mentioned rebar;

Thence southwesterly, by and along the high water line of the Penobscot River, two hundred eighty-three (283) feet more or less to a point, said point being south 47 degrees 50 minutes 28 seconds west, two hundred seventy-two and ten hundredths (272.10) feet from the last mentioned point;

Thence north 52 degrees 18 minutes 00 seconds west, fifty-two and sixty-eight hundredths (52.68) feet to a 5/8 inch rebar to be set with a cap stamped D. Ginn PLS #2347;

Thence continuing on the same course, north 52 degrees 18 minutes 00 seconds west, by and along the northeasterly side of a gravel roadway, three hundred eleven and fifty-five hundredths (311.55) feet to the point of beginning and encompassing 2.79 acres.

Also conveying, a right of way over a gravel roadway, known as Pirates Cove Road, from the above described parcel of land to Route #1 as described in Book 596, Page 416.

Also releasing all right to that land located between the high and low water marks of the Penobscot River situated contiguous with the premises above described.

The above-described parcel of land is subject to a right of way for ingress and egress over an existing roadway, as described in book 668, Page 756 and Book 648, Page 266.

The above described parcel of land is based on a survey prepared by Ginn Land Surveying for Mary Flynn and Lawrence Flynn of the Eugene Ellis Property dated April 25, 2019.

The above described parcel of land is the same as conveyed to Eugene E. Ellis, Marilyn Smith, and Merrill C. Ellis, Jr. by Merrill C. Ellis and Alive V. Ellis in a deed dated February 12, 1979 recorded at the Waldo County Registry of Deeds in Book 763, Page 965 and a portion of land conveyed to Eugene E. Ellis by Marsha A. Ellis in a deed dated September 6, 1996 recorded at said registry in Book 1563, Page 24. For further title reference see deed from Christopher Ellis, Mitchell Ellis, Karen Hux, Marie Spoon, Fred Ellis, and Thomas Ellis, being all the heirs of Merrill C. Ellis Jr. To Eugene Ellis, to be recorded in the Waldo County Registry of Deeds. See also deed from Catherine Patterson to Eugene Ellis and Marsha Ellis recorded in Waldo Registry Book 655, Page 432.

The above described parcel is subject to the terms and conditions of that certain Right of Way Maintenance Agreement and Grant of Restrictive Covenants dated May 29, 1995 recorded in Waldo Registry Book 879, Page 9 and Book 1137, Page 237.

LAW OFFICES OF LEE WOODWARD, JR.

A Satellite Office of Camden Law

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Belfast, Maine 04915-0404**

Lee Woodward, Jr.

**Area Code 207
338-1110**

Fax 338-4903

woodward@lwoodwardlaw.com

March 20, 2020

Mr. and Mrs. Lawrence G. Flynn
2040 A Cooper Creek Dr.
Flemming Island, FL 32003

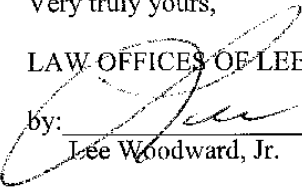
Re: 96 Pirates Cove Road, Stockton Springs, Maine

Dear Lawrence and Mary:

Enclosed please find Chicago Title Insurance Owner's Policy No: 7245119-219125016 with respect to the subject premises. You should keep this policy in a safe place together with your other valuable papers involving this property.

Very truly yours,

LAW OFFICES OF LEE WOODWARD, JR.

by: 

Lee Woodward, Jr.

LW/clc
Enc.