

DLN: 1002040126074

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **60 HAMILTON WAY, LLC**, a Maine limited liability company with a place of business in Yarmouth, Maine ("Grantor"), for consideration paid, hereby GRANTS to **HENRY HAMROCK** and **TAMSON BICKFORD HAMROCK**, with a mailing address of 50 Hamilton Way, Yarmouth, ME 04096, as Joint Tenants and with WARRANTY COVENANTS, the real property located in Yarmouth, County of Cumberland and State of Maine and more particularly described on the Exhibit A attached hereto and made a part hereof by reference.

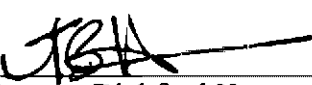
Meaning and intending to convey the same premises conveyed to Grantor herein by virtue of a Quitclaim Deed from Henry Hamrock and Tamson Bickford Hamrock dated December 26, 2012 and recorded in the Cumberland County Registry of Deeds in Book 30324, Page 84.

IN WITNESS WHEREOF, Tamson Bickford Hamrock, duly authorized President of 60 Hamilton Way, LLC, has caused this instrument to be duly executed under seal this 21st day of December 2020.



Witness

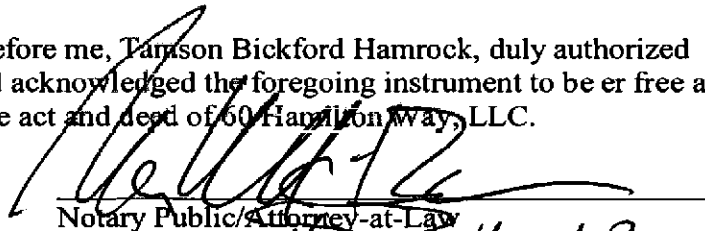
60 Hamilton Way, LLC

By: 
Tamson Bickford Hamrock, President

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

December 21, 2020

PERSONALLY APPEARED, before me, Tamson Bickford Hamrock, duly authorized President of 60 Hamilton Way, LLC and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of 60 Hamilton Way, LLC.



Notary Public/Attorney-at-Law

Printed Name: Nathaniel Hechel-BauerMy Commission Expires: ADA

ME BAR NO 4012

EXHIBIT A

A certain lot or parcel of land situate, lying and being on Cousins Island, Casco Bay, Town of Yarmouth, Cumberland County, Maine, bounded and described as follows:

Beginning at a point in the prolongation of the Easterly boundary line of land of Mrs. Thornton, distant twenty (20) feet from the Northeasterly corner of her said land; running thence along said line prolonged two hundred and thirty and one quarter feet (230 W) to a stone monument in the meadow; thence running Northwesterly and parallel with the Northeasterly boundary line of said Mrs. Thornton's land through stone monuments two hundred and seventy-eight and one-half (278 ½) feet to the line of high water; thence running Southwesterly along said high water line to a point therein distant twenty (20) feet from the said Northeasterly line of said Mrs. Thornton's land and thence running Southeasterly and parallel with the Northeasterly boundary line of Mrs. Thornton's land through stone monuments two hundred seventy-eight and one-half (278 ½) feet to the point or place of beginning; containing about one and one-half (1 ½) acres; and all my rights to the lands under water in front of said premises; the strip twenty feet wide between said premises and Mrs. Thornton's said property to be used for a right of way to the shore and for no other purpose. The right of way now existing along the Easterly boundary of Mrs. Thornton's property shall be and is hereby extended and continued along the Easterly boundary of the above granted premises.

This conveyance being subject to a Mortgage from Henry Hamrock and Tamson Bickford Hamrock to Mortgage Electronic Registration Systems, Inc. as Nominee for Bank of America, N.A., dated September 17, 2012, recorded in the Cumberland County Registry of Deeds in Book 29973, Page 72.

The above-described parcel is subject to the terms of a certain Easement Agreement (Dock & Access) recorded in the Cumberland County Registry of Deeds on November 23, 2020 in Book 37475, Page 6.

The above-described parcel is conveyed together with and subject to other matters of record including, but not limited to, rights in common with other to access the above-described parcel via the private way known as Hamilton Way located near Madeleine Point Road, Cousins Island, Yarmouth, Maine.