

Return to:
Angela Anichshenko

DLN:1002340242950

QUITCLAIM DEED WITH COVENANT

KNOW-ALL PERSONS BY THESE PRESENTS: That **Tanya M. Webber** f/k/a **Tanya M. Bell**, of 131 Nicolin Road, Ellsworth, ME 04605, for consideration paid grants to **Angela Anichshenko**, of 1150 Woodbury Avenue, Apt. 2, Portsmouth, NH 03801, with QUITCLAIM COVENANT:

Certain lots or parcels of land, together with buildings thereon, situated in Ellsworth, Hancock County, Maine, bounded and described as follows, to wit:

PARCEL I:

A certain lot or parcel of land, together with buildings and improvements thereon, situated in Ellsworth, Hancock County, Maine, described as follows:

Beginning at an iron pin set on the south line of the Nicolin Road, so called, marking the northeast corner bound of land described in Deed from Kendall E. Witham and Elaine M. Witham to Guy W. Edwards, Jr., dated July 17, 1985 and recorded in Hancock County Registry of Deeds in Book 1543, Page 630; thence South $13^{\circ} 05' 06''$ East, 316.53 feet to an iron pin; thence South $76^{\circ} 54' 54''$ West, 119.11 feet to an iron pin; thence North $12^{\circ} 16' 54''$ West, 260.7 feet to an iron pin; thence South $77^{\circ} 27' 47''$ West, 66.41 feet to an iron pin; thence North $11^{\circ} 51' 45''$ West, 53.03 feet to an iron pin set in the south line of the Nicolin Road; thence North $76^{\circ} 26' 42''$ East by and along the south line of the Nicolin Road, 180.46 feet to point of beginning.

PARCEL II:

A certain lot or parcel of land situated in Ellsworth, Hancock County, Maine, described as follows:

Beginning at an iron pin set at the southeast corner bound of land described in Trustee's Deed from Gregg M. Edwards, Successor Trustee to Guy W. Edwards, Jr. to Julie H. Cyr, said Deed recorded in Hancock County Registry of Deeds in Book 2258, Page 1; thence South $76^{\circ} 54' 54''$ West by and along land of Julie H. Cyr, aforesaid, 119.11 feet to an iron pin; thence North $12^{\circ} 16' 54''$ West, by and along land of Julie H. Cyr, aforesaid, 87.03 feet to an iron pin at the southeast corner of land described in Deed from Gregg M. Edwards, Successor Trustee to Guy W. Edwards, Jr. to Jane W. Wright and Gregg M. Edwards recorded in Hancock County Registry of Deeds in Book 2258, Page 3; thence South $76^{\circ} 54' 54''$ West, 212.56 feet to an iron pin; thence South $13^{\circ} 05' 06''$ East, 224.20 feet to a wooden post; thence North $76^{\circ} 26' 42''$ East, 330.46 feet

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to a wooden post; thence North 13° 05' 06" West, 134.47 feet to point of beginning. Containing 1.45 acres, more or less.

Together with and as appurtenant to the Second Parcel described above a right of way for all purposes including the installation of utility services as defined in 33 M.R.S.A. § 458 over a strip of land 16.5 feet in width the westerly bound of said right of way described as follows:

Beginning at an iron pin set on the southerly side of the Nicolin Road, so called, at the northwest corner of land described in Deed from Gregg M. Edwards, Successor Trustee to Guy W. Edwards, Jr. to Jane N. Wright and Gregg M. Edwards recorded in Hancock County Registry of Deeds in Book 2258, Page 3; thence South 13° 05' 06" East by and along the westerly bound of said land of Wright and Edwards, aforesaid, 226.79 feet to the northwest corner of the Second Parcel described above."

Meaning and intending to describe and convey the same premises conveyed to Tanya M. Bell by virtue of a Quitclaim Deed of Daniel R. Cyr and Julie H. Cyr dated May 7, 2001 and recorded in the Hancock County Registry of Deeds at Book 3065, Page 184.

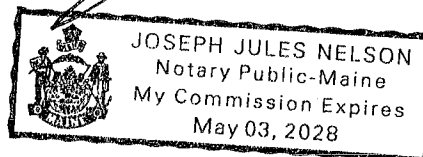
Executed this 25 day of July, 2023.

Tanya M. Webber
Tanya M. Webber
f/k/a Tanya M. Bell

State of Maine
County of Hancock

Then personally appeared before me on this 25 day of July, 2023 the said Tanya M. Webber and acknowledged the foregoing to be her voluntary act and deed.

Notary Public
Commission expiration:



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