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KNOW ALL PERSONS BY THESE PRESENTS, THAT Dale F. McCafferty, of Ellsworth, Maine, Brian E. McCafferty, of Lee, Maine and Pamela S. Wotton of Dade City, Florida, for valuable consideration paid, the receipt and sufficiency whereof is hereby acknowledged, hereby GRANT unto Michael A. Sandoval and Donna M. Sandoval, Trustees of the Michael A. Sandoval Living Trust dated May 6, 2022, having a mailing address of 97 Pratt St, Providence, RI 02906, with WARRANTY COVENANTS, the land with any buildings thereon, situated in Lincoln, County of Penobscot and State of Maine, described as follows:

## PROPERTY DESCRIBED IN "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF

For Grantors source of title, reference is made to the following Deeds: (1) Edward T. McCafferty, Jr. to Dale F. McCafferty, et als, dated October 24, 2006 and recorded in the Penobscot County Registry of Deeds in Book 10687, Page 288. Edward died August 10, 2022 releasing his life estate; (2) Dale E. Wotton to Pamela S. Wotton, dated July 15, 2010 and recorded in Book 12204 Page 336; and (3) Jordan S. McCafferty, et al to Brian E. McCafferty, dated July 26, 2010 and recorded in Book 12204 Page 339.

Witness our hands and seals this	21 day of Mach, 2023.
Witness	Dale F. McCafferty  Richard McCafferty
Witness	Brian E. McCafferty
State of Maine County of Penobscot	March 21, 202

Personally appeared before me the above named **Dale F. McCafferty and Brian E. McCafferty** and acknowledged the foregoing instrument to be their free act and deed.

Notary Public / Attorney at Law

Printed Name:\_

Béfore me.

My Comm. Exp:

Betty J. Jordan Notary Public - Maine

My Commission Expires
January 12, 2029

MS DMST

N O T	N O T
Witness my hand and seal this UST day of _	MARCH A N2023.
СОРУ	
N О Т	Amela Swottm
	Pamela S. Wotton <sub>N</sub>
OFFICIAL	
СОРУ	C O P Y
State of FL.	MARCH 215T , 2023
County of	1111KOB 210 1 , 2023
Personally appeared before me the above name foregoing instrument to be her free act and deep	
	Before me,
	Notary Public / Attorney at Law
10/201200	Printed Name: GINA MACTION - AND PIRAN
My Comm. Exp: 10/17/2026	
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Gina Magthey Yano-Pireni	STATE OF FLORIDA COUNTY OF PASCO
Notary Poplic	the beautiful transport tr
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Expires 10/17/2026	Income to one or producted FL RRIVER SL on Identification
	Notary Paper

A certain lot or parcel of land in Einvoln, County of Penobs of and State of Maine, bounded and described as follows, to wit:

PARCEL ONE: A certain lot of parcel of land situated on the Little Lake, Upper Cold Stream Pond on the north side of the Transalpine Road leading from Lincoln to Burlington, bounded and described as follows, to wit:  $\frac{1}{P}$   $\frac{1}{Y}$   $\frac{1}{Y}$ 

Commencing at a point two hundred (200) feet from the southeasterly corner of the lot deeded to George F. Worcester; thence a distance of one hundred eight (108) feet southerly along shore of said lake to an iron stake; thence westerly a distance of one hundred seventy (170) feet, more or less, to an iron stake; thence northerly a distance of one hundred eight (108) feet to an iron stake; thence easterly a distance of one hundred seventy (170) feet, more or less, to the point of beginning.

Included in the above dimensions is a twenty (20) foot right of way running in a north-south direction, a so-called camp road which shall be kept free and clear at all times for the mutual benefit of all owners.

PARCEL TWO: A certain lot or parcel of land in the Town of Lincoln, County of Penobscot and State of Maine, bounded and described as follows:

Beginning at the most northwesterly corner of land now owned by Frederick C. Leisentritt and Darlene M. Leisentritt as described in a deed dated August 21, 1990 and recorded in the Penobscot County Registry of Deeds in Book 4504, Page 101 and at the southwesterly corner of land now owned by the grantor herein as described in a deed dated May 16, 1961 and recorded in the Penobscot County Registry of Deeds in Volume 1831, Page 241; thence N 8° 11' 20" E along the westerly line of said grantor's lot a distance of one hundred seven and ninety-four hundredths (107.94) feet to the northwesterly corner of said grantor's lot; thence N 87° 51' 25" W a distance of one hundred and zero hundredths (100.0') feet to a set 5/8 inch iron rod; thence S 8° 11' 10" W a distance of one hundred eight and zero hundredths (108.0') feet to a set 5/8 inch iron rod; thence S 87° 53' 20" E a distance of one hundred and zero hundredths (100.0') feet to the point of beginning.

All Bearings are based on 1978 magnetic observation.

The above described lot contains ten thousand seven hundred thirty (10,730) square feet.

PARCEL THREE: That tract of land situated on the easterly side of the Transalpine Road and being part Lot No. 7 on a survey plan for Helen Jordan, by Andrews and Lane, Inc. dated January 17, 1976, in the Town of Lincoln, County of Penobscot and State of Maine, more particularly described as follows:

Beginning at a fund iron pipe (iron rod in deed) at the northwesterly corner of land described in a deed to Edward McCafferty, recorded in the Penobscot County Registry of Deeds in Book 4931, Page 85; thence by the westerly line of McCafferty on a magnetic bearing oriented with the courses described in a deed to Lyndon Thompson, Book 4521, Page 368 and to Brian Mccafferty, Book 5626, Page 117, South 8 deg. 24 min. West (South 8 deg 1 min. 10 sec. West record) 108.0 feet to a found iron rod at the southwesterly corner of said Edward McCafferty; thence South 39 deg. 52 min. West 234.1 feet to an iron rod set on the easterly side of the

transalpine Road; thence northerly by said road, 171.2 feet to a set iron rod; thence North 61 deg. 12 min. East 284.0 feet to the point of beginning. Containing @.71 acres.

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OFFICIAL	OFFICIAL
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