

ATTORNEYS AT LAW

Joanna B. Tourangeau Admitted in ME, NH and MA 207.253.0567 jtourangeau@dwmlaw.com

84 Marginal Way, Suite 600 Portland, Maine 04101-2480 207.772.1941 Main 207.772.3627 Fax

June 10, 2019

By electronic mail only

Melanie Loyzim, Deputy Commissioner Maine Department of Environmental Protection 17 State House Station Augusta, ME 04333

> RE: Nordic Aquafarms, Inc.'s Site Location of Development Act Application and Natural Resources Development Act Application, DEP #L-28319-26-A-N/L-28319-TG-B-N/L-28319-\$E-C-N/L-28319-L6-D-N

Dear Deputy Commissioner Loyzim:

This letter is Nordic Aquafarms, Inc.'s ("NAF") response to Maine Department of Environmental Protection's (the "Department") letter dated May 29, 2019 which specifically requested submission of specific evidence regarding right, title and interest for NAF's proposed land based aquaculture facility in Belfast, Maine. Please incorporate this filing into the record for all of the NAF applications pending before the Department for review by the Board of Environmental Protection (i.e. including, but not limited to, NRPA, SLODA, MEPDES, and Minor New Source Air Emissions). We understand that this filing includes new material in support of a completeness determination by the Department and, accordingly, NAF has no objection to extension of the Department's deadline for accepting the application as complete for processing until June 14, 2019.

<u>Request 1:</u> November 14, 2018 Dorsky survey/plan and amendments/revisions (including those dated February 22, 2019) and the April 2, 2018 Good Deeds Survey.

NAF Response: Please see Exhibit A attached hereto which includes the latest iteration of the Dorsky survey including a list describing amendments thereto and the April 2, 2018 Good Deeds survey. The Dorsky survey was most recently amended to include additional information requested in your letter regarding the size, acreage, and dimensions of the Eckrote intertidal area.

<u>Request 2.</u> All deeds in the chain of conveyance from Harriet L. Hartley to Jeffrey R. Mabee/Judith B. Grace

<u>NAF Response</u>: Please see Exhibit B attached hereto, which includes the deeds and a chain of title summary regarding the chain of title for the Mabee/Grace parcel.

June 7, 2019 Page 2

Request 3. All deeds in the chain of conveyance from Harriet L. Hartley to Larry D. Theye/Betty Becker-Theye

NAF Response: Please see Exhibit C attached hereto, which includes the deeds and a chain of title summary regarding the chain of title for the Theye parcel.

<u>Request 4.</u> The surveys, deeds, and/or other basis for Ex. A to the Eckrote Easement Purchase and Sale Agreement (contained in Ex. 1 to Drummond Woodsum's May 17, 2019 letter to Brian Kavanah).

NAF Response: Please see Exhibit D attached hereto, which includes these deeds and a chain of title summary regarding the chain of title for the Eckrote parcel.

Request 5. The surveys, deeds, and/or other basis for the May 16, 2019 James A. Dorsky letter not already provided that relate to lots 32-38.

NAF Response: Surveyor Dorsky conducted independent research of the chains of title as reflected in his May 16, 2019 letter (a stamped copy of which is attached hereto as Exhibit E) and survey (which is attached hereto as Exhibit A). Exhibit F attached hereto includes a letter from Attorney David Kallin.

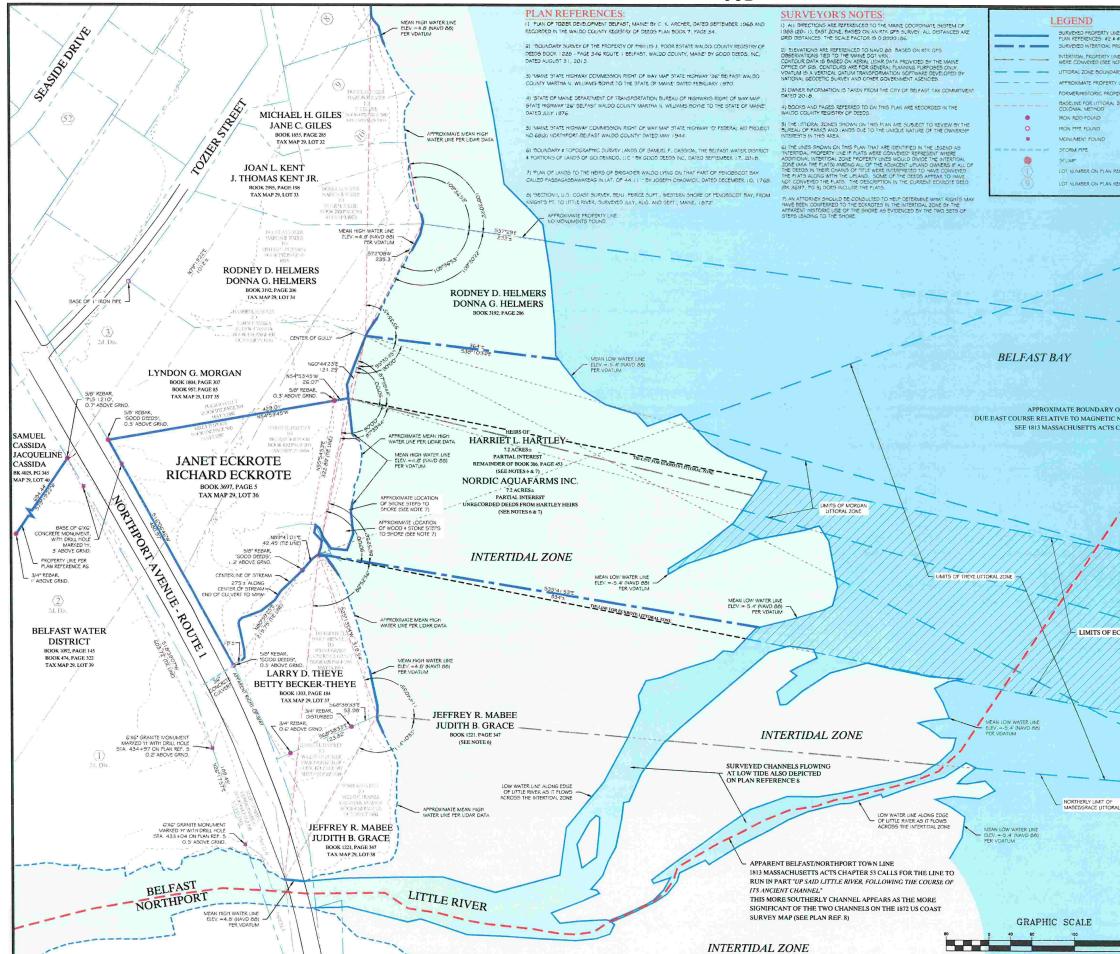
We appreciate the Department's patient review of NAF's permit applications. Please do not hesitate to let us know if you have further questions.

Sincerely, Joanna B. Tourangeau

JBT/cp

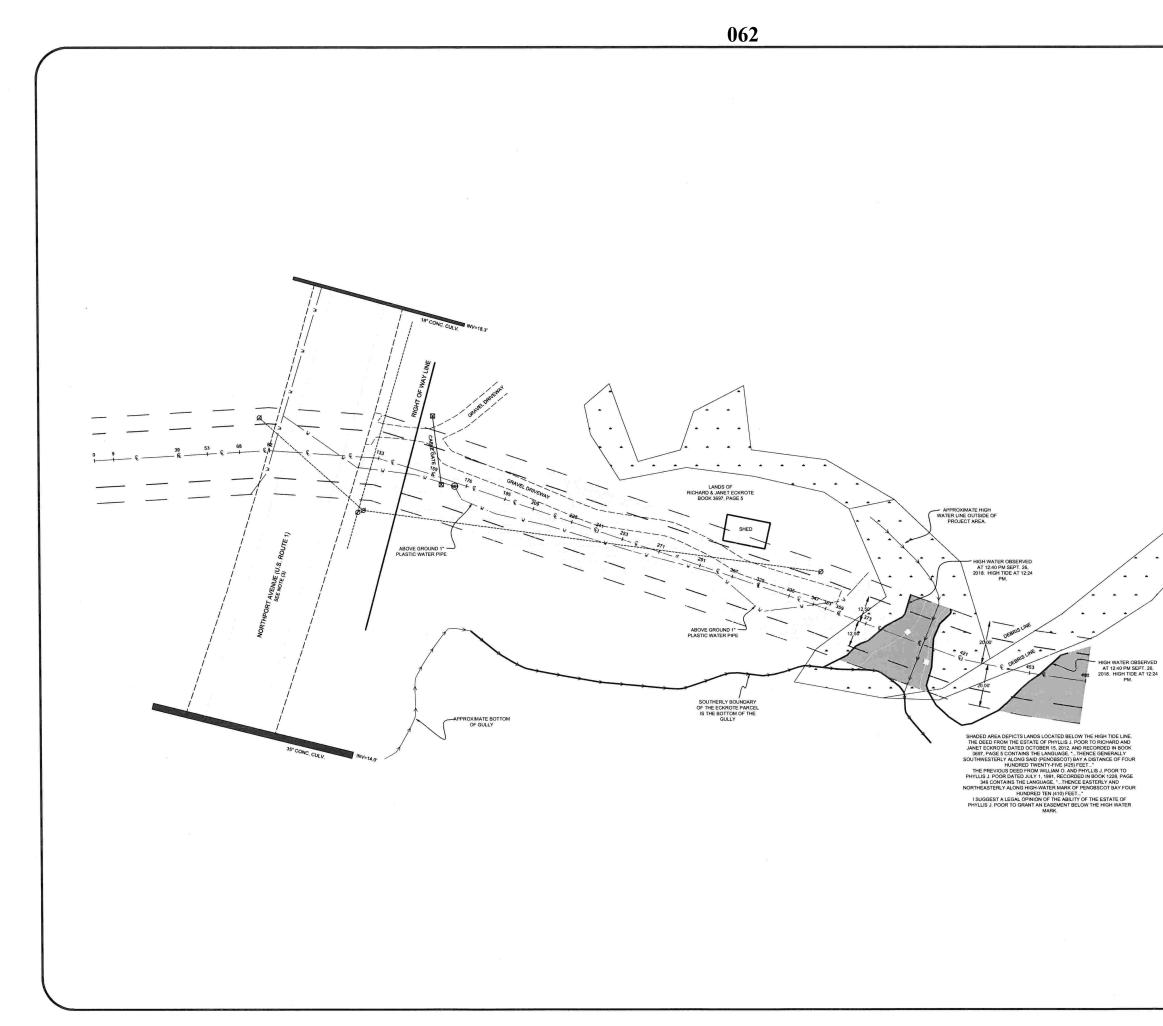
Enclosures

cc: Beth Callahan, Bureau of Land Resources Peggy Bensinger, AAG Scott Boak, AAG Carol DiBello, Bureau of Parks and Lands, Department of Agriculture, Conservation & Forestry



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LEONE		- Guiffe Halps of Undown able	Gartley Corsky and SURVEYING	[1] P.O. Box 1031 Camber, ME (14813-1031 x, (207) 236-3055 Toll Free 1-888-282-4365 FPO. Jos 1072 Damarcords, Maire 04543 Ph., (207) 790-3005	s opening some
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(IN FEET) 1 inch = 80 ft.



NOTES DOCUMENTS REFERENCED ON THIS PLAN ARE RECORDED IN THE WALDO COUNTY REGISTRY DEEDS UNLESS OTHERWISE NOTED. NOT INJERT AVENUEL (LON STREPARED MORTINEET AVENUEL (LON STREPARED DI DEED RECORDED IN BOOK 44, PAGE 109, PAREDLES 33, 10.11 AND CORRESPONDING PLAN ENTITLED 'MAINE HIGHWAY COMMISSION RIGHT OF WAY MAP-STATE HIGHWAY 'D'. FEDERAL ALD PROJECT NE BAGIY) ATEL MAY 1944, AND NUMBERED 14-31 INT HE RECORDS OF THE MAINE DEPARTMENT OF TRANSPORTATION MISSIAND THE MINITH THE RIGHT OF WAY LIMP SAND INVESTIGATED. MAINE COORDINATE SYSTEM OF1983 EAST ZONE NAD83(2011)(EPOCH:2010.0000) U.S. SURVEY FEET ELEVATIONS- NAVD88 (GEOID12B) SCALE: 1"= 20' 0 20' 40' 60' SURVEY STANDARD THIS PLAN WAS PREPARED FROM INFORMATION OBTAINED BY A SURVEY CONFORMING SUBSTANTIALLY TO THE REQUIREMENTS OF TECHNICAL STANDARDS CONTAINED IN CHAPTER 90, PART 2, OF THE RULES OF THE BOARD OF LICCINGURE FOR PROFESSIONAL LAND SURVEYORS, EFFECTIVE APRIL 1, 2001. CLARK G. STAPLES Chel A NO. 2332 CLARK G. STAPLES, MAINE LICENSED PROFESSIONAL LAND SURVEYOR No. 2332 LEGEND HARDWOOD TREE 3/4 INCH DIAMETER REBAR WITH IDENTIFICATION CAP SET O MONUMENT FOUND AS LABELED GRANITE MONUMENT FOUND O SHRUB HIGHWAY MONUMENT FOUND TREE LINE WOOD POST FOUND ----- EDGE OF TRAVELED WAY Ø UTILITY POLE + UTILITY POLE ANCHOR +Q+ FIRE HYDRANT GUARDRAIL MAN HOLE STONE WALL SEWER MAN HOLE ---- OVERHEAD WIRES CATCH BASIN - - EDGE OF RIGHT OF WAY ORILLED WELL PROJECT BOUNDARY LINE -----
Q ----- PIPE CENTER LINE WETLAND AREA
 DEFINED BY OTHERS BOUNDARY LINE ------ W ------ WATER LINE BROOK/DITCH TOPOGRAPHIC SURVEY RICHARD & JANET ECKROTE 282 NORTHPORT AVENUE- BELFAST, MAINE FOR NORDIC AQUAFARMS SUSTAINABLE AQUACULTURE AND RANSOM Consulting Engineers and Scientists AWING HEE' GOOD DEEDS 18018-282 NP Ave LAND SURVEYING • DEED RESEARCH DATE: 10-15-2018 1 of 1 109 MAIN STREET BELFAST, ME 04915 (207) 338-5743 SCALE: 1"=20'

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	EXHIBIT	
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CHAIN OF TITLE TO JEFFREY R. MABEE and JUDITH B. GRACE parcel (Belfast Tax Map 29, Lot 38)

Eva T. Burd and Edwin D. Burd Warranty deed Book 343, Page 497 dated 3/3/1924

to

Arthur Hartley Warranty deed Book 386, Page 452 dated 8/27/1934 to

Genevieve E. Hargrave Quitclaim with covenant deed Book 386, Page 453 dated 8/27/1934

to

Arthur Hartley and Harriet L. Hartley, as joint tenants upon Arthur's death 2/10/1935, Harriet L. Hartley became sole owner

> Harriet L. Hartley Warranty deed Book 474, Page 387 dated 1/25/1946 to William P. Butler and Pauline H. Butler as joint tenants Warranty deed

Book 587, Page 100 dated 5/13/1961

to

Ernest J. Bell and Marjorie M. Bell, as joint tenants OUTSALE 5/18/1964 to John and Catherine Grady Book 621, Page 288 (this parcel is now owned by Theye, Map 29, Lot 37) Ernest J. Bell dies date unknown Marjorie (an un-remarried widow) conveys balance of land Warranty Deed Book 652, Page 116; dated 10/17/1966 to Willis C. Trainor and Virginia K. Trainor as joint tenants Warranty Deed Book 663, Page 98 dated 9/1/1967 to Snelling S. Robinson Dies testate, date unknown Executor's and Trustee's Deed Book 680, Page 688 dated 3/19/1970 to Winston C. Ferris Warranty Deed

Book 684, Page 688 dated 8/26/1970 to Andrew J. Gay and Judith Gay Warranty Deed Book 817, Page 291 d. 11/1/1983 to Christopher S. Smith and Heather O. Smith as joint tenants Christopher S. Smith Quitclaim Deed with Covenant Book 833, Page 153 dated 12/11/1984 to Heather O. Smith Warranty Deed Book 1221, Page 347; dated 5/31/1991 to Jeffrey R. Mabee and Judith B. Grace, as joint tenants

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Vol. 343.

REOD ALL MEN DY THESE PRESETS.

mat we, Eve ?. Burd of Winchester in the State of Massachusette, widow of Bd.in D. Burd. tate of Lost Medford, decembed, and Edwin D. Burd of said Finchester, son and sole help at law and Edwin D. Burd in consideration of one dollar and other valuable considerations paid by Miner Dartley of Philadelphia in the State of Pennsylvania the receipt whereof we do hereby has ledge, do hereby give, grant, bargain, sell and convey, unto the said Arthur Hartley, his tairs and assigns forever,

A certain lot or parcel of land situated in Belfast in the County of Walds and State of raise, bounded and described as follows, to with- Bounded mostherly by land of Adomiram Moody red land suppid by N. L. Wost, deceased, at the time of his decease; easterly by Penobscot Bey; scutherly by Little River and land of Belfast Water District and westerly by land conveyed by as to Milton B. Bills by deed recorded in Welde Registry of Deeds.

Excepting and reserving from the foregoing conveyance the two cottages and out-buildings therees, that are wood by Clarence Poor and by Miss Coullard.

This conversance being made subject to a right of way across the same of conversed to said Wilton D. Bills under said deed and subject to a certain lease given by us to Adeniras Moody which expires April 1, 1925 and subject to the rights of the public over the highway crossing the real estate. Also reserving the right to enter the buildings on said premises and remove therefrom all personal property belonging to us.

TO HAVE AND TO BOLD the aforegranted and bargained premises with all the privileges and appartenances thereof, to the said Arthur Hertley, his beirs and assigns, to his and their use and bahaof forever.

And we do Covenant with the said Grantes, his heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all inclustrances; that we have good right to coll and convey the same to the said Grantee to hold as aforesaid; and that we and our boirs shall and will Warrant and Dofend the same to the said Grantee, his beirs and assigns forover, against the layful claims and demands of all persons.

18 BITWESS BEEKEOP, we the paid Edwin D. Burd and Eva T. Burd wife of the said joining in this deed as Granter, and relinquishing and conveying right by descent AD4 all other rights in the above described premises, have bereunte set our hands and seals this Wird day of March in the year of our Lord one thousand nine hundred and Menty-four.

Signad, Sealed and Delivered in presence of Kate Bargent H. T. Coullard

TAR OF MASSACHUSETTR. Middlesex es.

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Rdmin D. Bord L. R. Sva T. Burd

L. B.

Personally appeared the above gamed Edwin D. Burd and acknowledged the above instrument to be his free act and deed. OG T. Jac

2. Price Wilson

Bafore mo.

Motory Public. My commission expires August 15, 1924

ald a Beneived March 14, 1924, at 28., 50m., P. M. Louise Voyal. Deerded and exapered. Attest:

Escietor of Decds

(9305)

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KNOV ALL NEW BY THESE PRESENTS,

Vol. 386

That I. Arthur Hartley of Philadelphia in the State of Pennsylvania in consideration of one dollar and other valueble considerations paid by genevieve E.Hargrave of said Philadelphia the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said Genevieve E. Hargrave, her heirs and assigns forever,

A certain lot or parcel of land situated in Belfast in the County of Waldo and State of Maine, bounded and described as follows, to wit: Bounded northerly by land of Adonirah Moody and land owned by W. L. West, decessed, at the time of his decesse; easterly by Penobecot Bay; southerly by Little River and land of Belfast Water District and westerly by land conveyed by Eva T. Burd and Edwin D. Burd to Milton B. Hills by deed recorded in Waldo Registry of Deeds.

This conveyance being made subject to the rights of the public over the highway crossing said real estate, and also subject to a certain mortgage given by me to The City National Bank of Belfast dated September 10, 1980, and recorded in Waldo Registry of Deeds, Book 367, Page 386.

Also scopping and reserving from the foregoing conveyance the cottage and out-buildings thereon, owned by Clarence Poor-

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtemannes thereof, to the said Genevieve E: Hargrave her beirs and assigns, to her and their use and behoof forever.

And I do Covenant with the said Grantes, her heirs and essigns, that I am lawfully seized in fee of the premises, that they are free of all incumbrances; except said mortgage to said The City National Bank of Belfast that I have good right to sail and convey the same to the said Grantes to hold as aforesaid; and that I and my beirs shall and will Warrant and Defend the same to the said Grantes, her heirs and assigns forever, against the lawful claims and demands of all persons, except for said mortgage. D/S

IN WITHESE WHEREOP, I the said Arthur Hartley and Harriet L. Hartley wife of the said Arthur Hartley joining in this deed as Grantor, and relinquishing and conveying her right by descent and all other rights in the above described premises, have hereunto set our hands and seals this twenty-seventh day of August in the year of our Lord one thousand nine hundred and thirty-four.

Signed, Sealed and Delivered in presence of John R. Dunion to both U. S. DOC. STAMP \$5.00

Arthur Hartley L.S. Harriet L. Eartley L.S.

386-4

STATE OF MAINE, Waldo se.

Wy and the word that a

August 38 1934.

Personally appeared the above named Arthur Hartley and acknowledged the above instrument to be his free not and deed.

Esfere: at, ... John 2. Dunton

Justice of the Peace.

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Walde as. Received August 29, 1984, at th., 25mg, A. M.

Resorded and compared. Atta

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Vol. 386

RNOV ALL NEV BY THPBE PRESEVA,

That I, Genevieve E. Hergrave of Philadelphia in the Hete' of Penneylvania in consideration of one dollar and other valuable considerations paid by Arthur Martley and Marriet L. Hertley, his wife, both of said Philadelphia the receipt whereof I do hereby acknowledge, do hereby remise, release, bargein, well and convey, and forever quit-claim unto the said Arthur Martley and Marriet L. Martley, his wife, and the survivor of them as joint tenants and not so tenants in common, their heirs and assigns forever,

A cortain lot or parcel of land situated in Belfast in the County of Weldo and State of Vaine, bounded and described as follows, to wit: Bounded northerly by land of Adomiram Moody and land owned by W. L. West, deceased, at the time of his decease; easterly by Penobecot Bay; southerly by Little River and land of Relfast Water District and westerly by land conveyed by Eva 7. Burd and Edwin D. Burd to Milton B. Hills by deed recorded in Waldo Registry of Ceeds.

This conveyance being made subject to exceptions, reservations rights of the public and Bortgage as set forth in deed of soid Arthur Furthey to as bearing even date herewith to be resorded herewith in Waldo Registry of Feeds. Being the same real estate conveyed to me by said deed of said Arthur Martley.

TO HIVE AND TO HOLD the same, together with all the privileges and appurtemances thereunte belonging, to the said Arthur Mertley and Parriet E. Rartley and the survivor of them in joint tenancy and not as tenants in compon, their beins and assigns forever.

And I do Covenant with the said Crantess, their beirs and assigns, that I will Warrant and forever refend the presides to them the said Crantess, their beirs and essigns forever, against the lewful slains and demands of all persons claiming by, through, or under me.

IN MITNERS DEEREOF, I the soid menovieve 2. Hargrave, have bereunte <u>our</u> hands and soals this twenty-seventh day of Juguet in the year of our Lord one thousand nime hundred and thirtyfour.

Signed, Sealed and Delivered in presence of John R. Funion



Genevieve E. Hargrave L.S. L.S.

STATE OF MAINE, Waldo 66.

Personally appeared the above maned Consvieve E. Hargrave and asknowledged the shows instrument to be her free sot and deed.

August 26 1954.

Before se, John R. Dunton

Justice of the Peace.

Waldo ss. Received August 29, 1034, at Db., 35m., A. H. Beograded and compered. Atlest, Suice Royal,

Regiotor of Bocan.

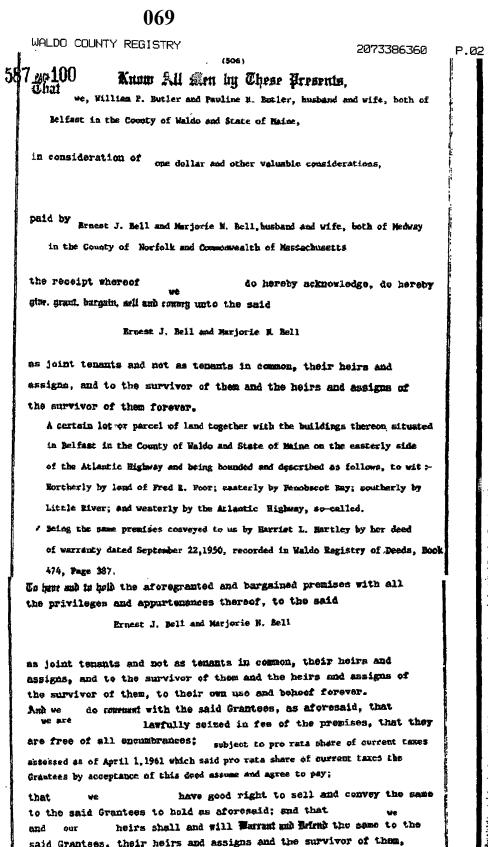
(9308)

KNOV ALL MEN BY TEESE PRESENTS.

That I, George Perker Cook of Belfast in the County of Walds and Biate of Maine 10 eeemideration of one dollar and other valuable considerations paid by William W. Diskey of Swamville in said County and State the receipt wherear I do hereby maknowledge, do hereby remise, release, bargain, soll and convey, and forever quit-claim unto the sold William W. Diskey, his heirs and assigns forever,

A certain lot or paramal of land with the buildings thereon, situated in the sity of Belfest, and bounded and described as follows, to wit: Beginning at the intersection of the south line of land formerly of the late Daniel Hinds, with the sasterly line of Worthport Avenue; thence easterly on said Hinds southerly line, sighteen rods (18) to stake and stones;

AL MOLE	100	7762 Vol. 474	907	18
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		Know all Men by these Presents, That		1
		I, Harriet L, Hartleyof Philadelphia in the County of Philadelphia and Common- wealth of Pennsylvania, widow		
		in consideration of one dollars and other valuable considerations paid by William P.		
ទា	l.	Butler and Pauline H. Butler both of Natick in the County of Middlesey and Common		
		wealth of Massachusetts, hustand and wife thereceipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said William P. Butler and Pauline H. Butler as joint tenants, and not 28 tenants in Common, to them and their Heirs and assigns, and the heirs and assigns of the sur- vivor of them forever,		
	1.000	A certain lot or parcel of land with the buildings thereon situated in Belfast		
	l,	in the County of Waldo and State of Maine on the easterly side of the Atlantic		
- Andrew		Highway and bounded and described as follows, to wit: Northerly by land of Fred		άς ζ μ'
×.	L	R. Poor; easterly by Penobscot Bay; southerly by Little River and westerly by the		t .2
	f.	Atlantic Highway, so-called.		C - I -
	i. f	Being a portion of the premises conveyed to Arthur Hartley and myself, in		
	· ·	joint tenancy, by Genevieve E. Hargrave by deed dated August 27 1934 and recorded		
	į	in Waldo Registry of Deeds, Book 386, Fage 453		
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				1. J.
		Us Have and to Hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said William P. Butler and Pauline H. Butler and the survivor of them, as joing		
	#* 12 23	tenants, and not as tenants in common, to them and their heirs and assigns, and the heirs and assigns of the survivor of them, to them and	1	A.
		as afore said, their use and behoof forever. And I do covenant with the said grantee s,		4
	5 	heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all incumbrances;		
		that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my of the supprise of the same to the said		
		Grantees, the heirs and assigns forever, against the lawful claims and demands of all persons.		
		In Witness Whereof, I the said Herriet L. Hartley	•	
			t F	4
		have hereunto set in the twenty-second day of September in the year of our Lord		a.
		one thousand nine hundred and fifty.	q	
		Signed, Seeled and Delivered in presence of U.S. H. R. Stone DOC. Harriet L. Hartley L.S.		小学があるというないでは、「「「」」のないでは、「」」のないでは、「」」のないでは、「」」のないでは、「」」のないでは、「」」のないでは、「」」のないでは、「」」のないでは、「」」のないでは、「」」の
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		State of flaine, Waldo 68. September 25, 1950. Personal Alloward	-	
	1	the above named Harriet L. Harriey and acknowledged the foregoing instrument to be her free act and deed	r ,	S.
	- 1. 11	Before me, H. R. Stone Notary Public.	ł	
1		Received September 30, 1950, at 10 o'clock 50 m. A. M., and recorded according to the original.	t 4 1	1



and out heirs shall and will parameter and the survivor of them, said Grantees, their heirs and assigns and the survivor of them, and the heirs and assigns of the survivor of them forever, against the lawful claims and demands of all persons, except aforesaid taxes in William P. Botler and Pauline H. Butler, a ta seconda de la seconda esta constructiva de la seconda de la seconda de la seconda de la seconda de la seco

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	joining in this deed as Grantors, and	
	relindniguing and converting	
	rights in the above described premises, have hereunte set our hand ⁸ and seal ^B this ^{thirteenth} day of ^{Hay}	
	in the year of our Lord one thousand nine hundred and sixty-one.	
	Signed, Senled und Belimted	
	in pressure at a a	
	Arthun & Oland Billion F. Barley .	
	to both Pro his all Butter	
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	friair of Hainr. Haldo BF. May 13, 1963	
	Personally appeared the above named	
	William F. Butler and acknowledged)
	the formgoing instrument to be his free act and deed.	
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	Fustice of the Popos. Notary Public.	
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	Hailtam P. Butler er Jourt TENANCY From From Ernese J. Bell et ux. Ernese J. Bell et ux. Lante. Begistry ed Kay. 15 H. 45 M. P. Begistry in Rook 587 Page. Bylten M. M. Page. Bylten M. Sar Begistry in Rook 587 Page. Bylten M. Page.	
	Harranty Bry Jourr Tenancy Jourr Tenancy From From Exnest J. Bell et ur. Exnest J. Bell et ur. Exnest J. Bell et ur. The Rey I.J. Page 10. Lidden en Resistry of I alder Kay 15. M. P. M. P. M. 15. M. P. M. P. M. P. M. P. M. P. M. 15. M. P. M. M. P. M. P. M. P. M. P. M. P. M. P. M. M. P. M. M. P. M. M. P. M. P. M. P. M. P. M. M. M. P. M. M. M. P. M. M. P. M. M. M. M. M. M. M. M. P. M.	
	Häirranty Heyd Jourr Tenancy From From From Ernese J. Bell et ux. Dated Bell et ux. From Vallo Bell et ux. Butt af Enine. Butt af Enine. Butt af Enine. Butt af Enine. Butt af Enine. From T. M. Page 1000 Attest: Marine Attest: Marine Belfast, Marine Lonice and a and	
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x 621 pase 288 Know all Men by these Presents,

Chai we, <u>Ernest J. Bell and Marjorie N. Bell</u>, husband and wife, both of Belfast in the County of Waldo and State of Maine

in consideration of One Dollar and other valuable considerations

paid by John Joseph Grady and Catherine E. Grady, husband and wife, both of Northport in said County and State

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey. unto the said

John Joseph Grady and Catherine E. Grady

as joint tenants and not as tenants in common, their heirs and assigns, and to the survivor of them and the heirs and assigns of the survivor of them forever.

A certain lot or parcel of land situated in Belfast in the County of Waldo and State of Maine, commencing at a point on the southeasterly right-of-way line of U. S. No. 1 at a concrete culvert; thence southwesterly along said right-of-way line one hundred eighty-seven (187) feet to a point six (6) feet, more or less, northwesterly of an iron pin; thence South 48° 20' East one hundred thirty-eight (138) feet, more or less, to an iron pin and continuing on the same course thirty-nine (39) feet, more or less, to the high water mark of Penobscot Bay; thence turning and running northeasterly along said high water mark three hundred thirty-three (333) feet, more or less, to an iron pipe; thence turning and running generally northwesterly and following the gully that marks the line between land of Ernest J. Bell and Marjorie N.Bell, and land of Fred R. Poor, to the point of beginning.

MEANING AND INTENDING TO CONVEY a part of the parcel of land conveyed to us by William P. Butler et ux by their deed dated May 13, 1961 and recorded in Waldo County Registry of Deeds in Book 587, Page 100.

To have and in hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said

John Joseph Grady and Catherine E.Grady

as joint tenants and not as tenants in common, their heir: and assigns, and to the survivor of them and the heirs and assigns of the survivor of them, to their own use and behoof forever. And we do remnant with the said Grantees, as aforesaid that we are lawfully seized in fee of the premises, that they are free of all encumbrances;

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	that we have good right to sell and conversion between PAGE 289 to the said Grantees to hold as aforesaid; and that we and our heirs shall and will Warrant and Befrud the same to the said Grantees, their heirs and assigns and the survivor of them, and the heirs and assigns of the survivor of them forever, against the lawful claims and demands of all persons. In Witness Whereof, we the said Ernest J. Bell and Marjorie N.Bell				
	minister. Socionistranospecies.				
	joining in this deed as Grantors, and mutually relinquishing and conveying our right by descent and all other				
	f f rights in the above described premises, have hereunto set our				
	hands and seals this eighteenth $day of May$				
	in the year of our Lord one thousand nine hundred and sixty-four.				
	Enset f 13ell. Kallo				
	State of Maine, Waldo 15. May 18, 19 64.				
	Personally appeared the above named Ernest J. Bell and Marjorie N. Bell				
	and acknowledged				
	the foregoing instrument to be their free act and deed. Before me, Double Date Dealer				
Ctity2	HEATTAITHY HEVH JOINT TENANCY JOINT TENANCY From From From Menessy J. SELL ET UK TO JOHN JOSEFFI GRADY ET UX TO JOHN JOSEFFI GRADY ET UX TO JOHN JOSEFFI GRADY ET UX TO JOHN JOSEFFI GRADY ET UX JOHN JOSEFFI GRADY ET UX MILEN Recircle May 18, 19 64, 19 41, 7 M, A. M, and recorded in Book 621, Page 288 Altest: John May 21, 19 64, 10 41, 7 M, A. M, and recorded in Book 621, Page 288 Altest: John M, A. M, and recorded in Book 621, Page 288 Altest: John M, A. M, and recorded in Book 621, Page 288 Altest: John M, A. M, and recorded in Book 621, Page 288 Altest: John M, A. M, and recorded in Book 621, Page 288 Altest: John M, A. M, and Recircle M, A.				

652 PARE 116

Know all Men by these Presents.

(806)

That I, Marjorie Bell, an unremarried widow, of Belfast in the County of Waldo and State of Maine

in consideration of One Dollar and other valuable considerations

paid by <u>Willis C. Trainor and Virginia K. Trainor</u>, husband and wife, both of Falls Church in the County of Fairfax and State of Virginia

the receipt whereof I do hereby acknowledge, do hereby giver. grant, burgain, sell and renney, unto the said <u>Willis C. Trainor and</u> <u>Virginia K. Trainor</u>

as joint tenants and not as tenants in common, their heirs and assigns, and to the survivor of them and the heirs and assigns of the survivor of them forever.

A certain lot or parcel of land; together with the buildings thereon Bituated in Belfast in the County of Waldo and State of Maine, on the easterly side of the Atlantic Highway and being bounded and described as follows, to wit: Northerly by land of Fred R. Poor; Easterly by Penobscot Bay; Southerly by Little River; and Westerly by the Atlantic Highway, so-called, MEANING AND INTENDING TO CUNVEY the same premises as conveyed to Ernest J. Bell et ux by William P. Butler et ux by deed dated May 13, 1961, recorded in Waldo Registry of Deeds in Book 587, Page 100.

EXCEPTING AND RESERVING a certain lut or parcel of land conveyed to John Joseph Grady et ux by Ernest J. Bell and Marjorie N. Bell, by deed dated May 18, 1964, recorded in said Registry in Book 621, Page 288, bounded and described as follows, to wit: Commencing at a point on the southeasterly right-of-way line of U. S. No. 1 at a concrete culvert; thence southwesterly along said right-of-way line 187 feet to a point six feet, more or less, northwesterly of an iron pin; thence South 48 degrees, 20 minutes East 138 feet, more or less, to an iron pin and continuing on the same course 39 feet, more or less, to the high water mark of Penobscot Bay; thence turning and

074 BOOK 652 PAGE 117 running northeasterly along said high water mark 333 feet, more or less, to an iron pipe; thence turning and running generally northwesterly and following the gully that marks the line between land of Ernest J. Bell and Marjorie N. Bell and the land of Fred R. Poor, to the point of beginning. Su have ash to held the aforegrapted and bargained promines with all the privileges and appurtenances thereof, to the said Willis C. Trainor and Virginia K. Trainor as joint tenants and not as tenants in common, their heirs and assigns, and to the survivor of them and the heirs and assigns of the survivor of them, to their own use and behoof forever. 1. do sevenant with the said Grantees, as aforesaid, that lawfully seized in fee of the premises, that they I am are free of all encumbrances; 1 have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I heirs shall and will Warrant and Brfend the same to the mν said Grantees, their heirs and assigns and the survivor of them, and the heirs and assigns of the survivor of them forever, against the lawful claims and demands of all persons. in Witness Whyrrof, I, the said Marjorie Bell

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075 **MAA 1. K**a sa kay nama **menangkanya menenenenenenenenenenen kataka**n dikana**kan katakan kat Katakan katakan** Tright Bocher midner no broknik midero or date momentana have hereunto set ŋу hand and seal this seventeenth day of October in the year of our Lord one thousand nine hundred and sixty-six. 1 Signed, Bealed and Belivered 172 tu presence of Marjoin Bell. Smally al. Ind see State of Status, WALDO October 17, 188 · 11 66 Personally appeared the above named Marjorie Bell and acknowledged the foregoing instrument to be her free act and deed. Before me, Gudlinfu Jahu Justice of the Peace. mere Protect & some btete af Malan. IO H ind October 12 GRIDLEY W. TARBELLI ATTORNEY AT LAW BELFAST, MAINE uarranty Dee FROM THE OFFICE OF WILLIS C. TRAINOR October 17, JOINT TENANCY Waldo MARJORIE BELL 25 H 652 Fina 7 IJ ដ Ĭ S \$



🚾 663 🛲 98 Know all Men by these Presents,

That we, Willis C. Trainor and Virginia K. Trainor, husband and wife, both of Falls Church in the County of Fairfax and Commonwealth of Virginia, ____ in consideration of one dollar and other valuable considerations, _

paid by Snelling 5. Robinson of Northport in the County of Waldo and State of Maine.

the receipt whereof do hereby acknowledge, do hereby giver, grant, bargain, will and county, unto the said

Snelling S. Robinson, his _____ heirs and assigns forever, a certain lot or parcel of land, together with the buildings thereon situated in Belfast in the County of Waldo and State of Maine, on the easterly side of the Atlantic Highway and being bounded and described as follows, to wit: Northerly by land of Fred R. Poor; Easterly by Penobscot Bay; Southerly by Little River; and Westerly by the Atlantic Highway, so-called.

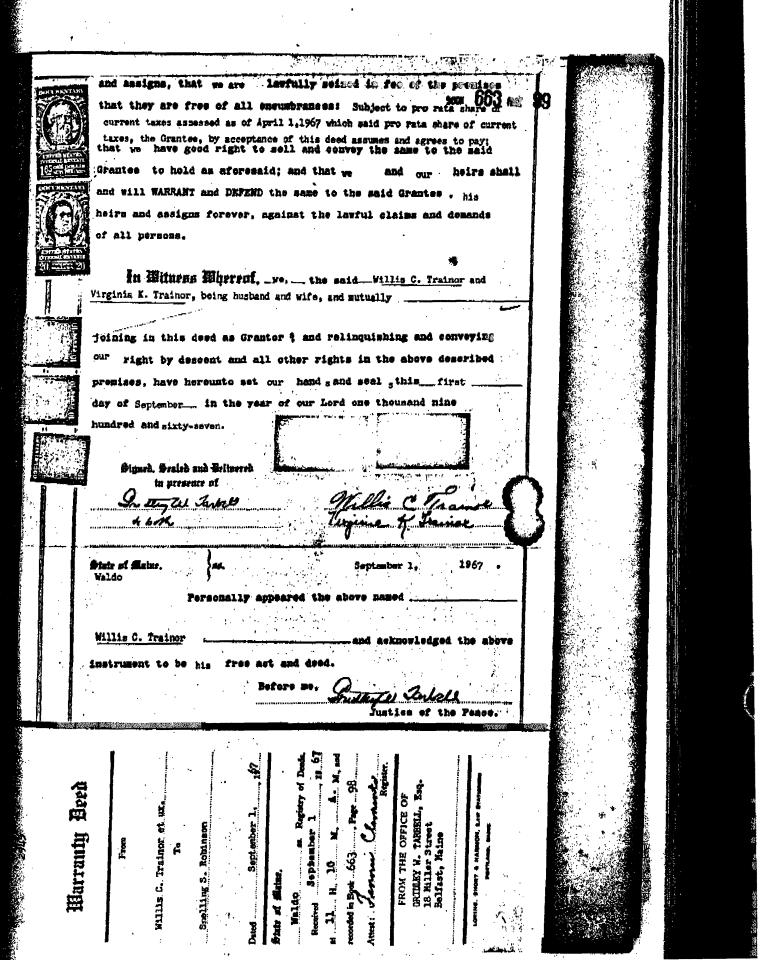
EXCEPTING AND RESERVING a certain lot or parcel of land conveyed to John Joseph Grady et ux by Ernest J. Bell and Marjorie N. Bell by deed dated May 18, 1964, recorded in Waldo Registry of Deeds in Book 621, Page 288, bounded and described as follows, to wit: Commencing at a point on the southeasterly right-of-way line of U. S. No. 1 at a concrete culvert; thence southwesterly along said right-of-way line 187 feet to a point six feet, more or less, northwesterly of an iron pin; thence South 48 degrees, 20 minutes East 138 feet, more or less, to an iron pin and continuing on the same course 39 feet, more or less, to the high water mark of Fenobscot Bay; thence turning and running northeasterly along said high water mark 333 feet, more or less, to an iron pipe; thence turning and running generally northwesterly and following the gully that marks the line between land of Ernest J.Bell and Marjorie N. Bell and the land of Fred R. Poor, to the point of beginning. The granted and conveyed premises being the same conveyed to us by Marjorie N. Bell by her deed dated October 17,1966, recorded in Waldo Registry of Deeds in Book 652, Page 116.

On Have and to Hold the aforegranted and bargained presises with all the privileges and appurtenances thereof to the said

___ Snelling S. Robinson, his

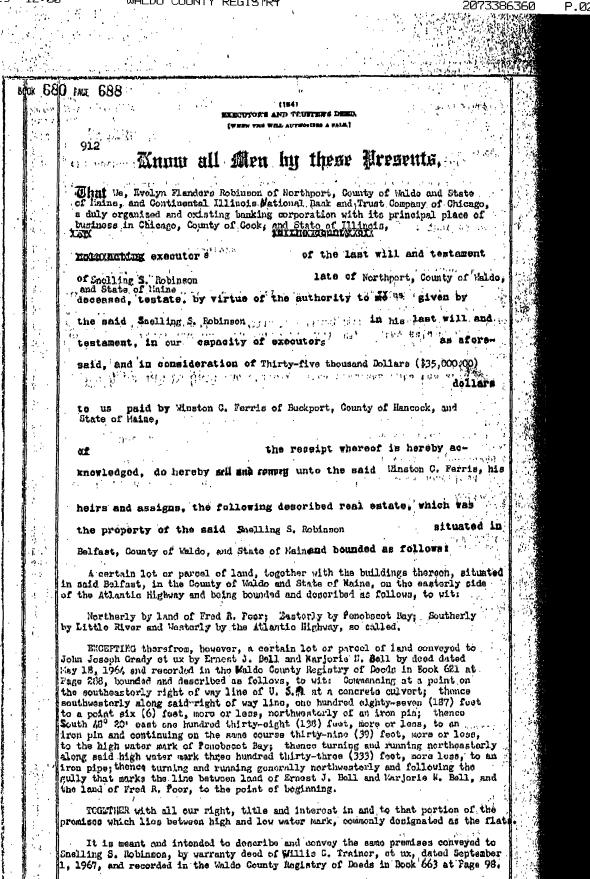
heirs and assigns, to his and their use and behoof forever. Aud/do COVENANT with the said Grantes . heirs

WALDO COUNTY REGIS



TOTAL P.03

.... \mathbf{i} P.02



This deed, togethor with a Bill of Jale, is tondered by the grantors and accepted by the grantee in full and complete porformance of a Memorandum of Agreemont, dated January 16, 1970, as amended by an aldenda dated February 3, 1970.

Bee M.

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and the second
On have and to hald the above-granted presises unto the said 20 th
Zinston C. Ferris,
and his heirs and assigns forever. And we, the said Evalys " Flanders Bobinson and Continental Illinois National Bank and Trust Company, of Chief Executors
in our 'said capacity, do 'hereby 'covenant to and with the said '
Minston C. Perris, his heirs and assigns. that
with any the lawful executors of the last will and
testament of the said helling 3. Robinson ; that we
heve power under said will to sall as aforesaid; and that in making '
this conveyance, we have in all respects, doted in pursuance of
the authority granted in and by the said last will and testament.
STATE OF MAINE
= =
E S RE. 1015 1 Tentriles
a a chair a gu a g
In Eltinens Elberguf, us the said Evolyn Flanders Robinson and
In Chinese Cherry, us the said Svolyn Manders Robinson and Continental Illinois Mational Bank and Trust Company of Chicago in our said capabity of executor
as aforesaid have berounto set our hand , and seals .
The day of March in the year of our
Lard one thousand nine hundred and seventy.
ATTEST : Continental Illinois Sational Bank and Trust Company of Chicage Free of Frank
Git I R. L'
Withmend State
THE TRANSPORTED AND A DESCRIPTION OF THE PARTY OF THE PAR
Mar of Barner. (March 19 1979
Waldo
Then personally appeared the above named Evelyn Flanders Robinson
and acknowledged the above instrument to be her free ast and deed
in her said capacity.
Bafotte se.

WALDO COUNTY REGISTRY

	912	•	Bertre HO.	- JB
	State Rocul	wad Barch 27.	ss. Registry of Deeds 19 70at 2 H., 40 M., P.N., 20 Page 1538 	Justice of the P Netary Jublis
Contraction of the local division of the loc	con 6	ALLOS I VICENCE	C. Toronalde Bristor	

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WALDO COUNTY REGISTRY

P.04

	34 mg 688 3250 (506)		
	Know all Men by these Presents.		
,	Uhul I, Winston C. Ferris of Belfast, County of Waldo and State of Maine,		
	in consideration of one dollar and other valuable considerations.		
	Daid by Andrew J. Gay and Judith Gay, both of St. Louis, County of St. Louis, State of Missouri,		
•	the receipt whereof I do hereby acknowledge, do hereby		
	give, grant, bargain, sell and rogury, unto the said Andrew J. Gay and Judith Gay		
	Andrew of Gey and Guilet Gay		
	as joint temants and not as temants in common, their heirs and		
	designs forever, a dertain lot or parcel of land together with the buildings thereon, situated in Belfast, County of Waldo and State of Maine, bounded and described as follows, to with		
	Northerly by land of Fred R. Poor; Easterly by Penobacot Bay; Southerly by Little River and Westerly by the Atlantic Highway, so-called.		
	EXCEPTING herefrom, however, a certain lot or parcel of land, conveyed to John Joseph Grady at ux by Ernes- J. Bell and Marjoria N. Bell by deed dated May 18, 1964 and recorded in the Waldo County Registry of Deeds in Book 621 at Page 288, bounded and described		
	as follows, to wit: Commencing at a point on the southeasterly right of way line of U.S. #1 at a concrete culvert; thence south- westerly along said right of way line, one hundred eighty-seven (187)feet to a point six (6) feet, more or less, northweaterly of an iron pin; thence South 48° 20' east one hundred thirty-eight		
	(138) feet, more or less, to an iron pin and continuing on the same course thirty-nine (39) feet, more or less, to the high water mark of Penobscot Bay; thence turning and running northeasterly along said high water mark three hundred thirty-three (333) feet,		
	more or less, to an iron pipe: thence turning and running generally northwesterly and following the gully that marks the line between land of Ernest J. Bell and Marjorie N. Bell, and the land of Fred R. Poor, to the point of beginning,		
	Together with all our right, title and interest in and to that portion of the premises which lies between high and low water mark, commonly designated as the flats.		
	It is meant and intended to describe and convey the same premises conveyed to me by Evelyn Flanders Robinson and Continental Illinois National Bank and Trust Company of Chicago, executors u/w/o Enelling S. Bobinson, by deed Gated March 19, 1970, recorded in Waldo County Registry of Deeds, Book 680, Page 688.		

WALDO COUNTY REGIS

P.05

In have and to hold the aforegranted and bargeined promines with all the privileges and appurtenances thereof, to the said Andrew J. Gay and Judith Gay as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof ferever. And y do covernant with the sold Grantees, as aferesaid, that I am lewfully seized in fee of the premises, that they are free of all encumbrances;

that I have good right to sell and convey the same to the said Grantees to hold as aferopaid; and that T heirs shall and will Marrant and Defend the same to the and mγ said Grantees, their heirs and assigns sgainst the lawful claims and demands of all persons.

In Witness Whereof. 1. the said Winston C. Ferris,

and Irene Ferris.

of the said Winston C. Ferrie. wife

joining in this deed as Granter , and relinquishing and conveying her right by descent and all other Fights in the above described premises, have hereunts set our hand sand avals this twenty-sixth day of August in the year of our Lord one thousand nine hundred and seventy. Figneb, Bealed and Delinered in presence of

Alinston

STATE OF MAINE ** str-ern turees of 2 5 7. 2 0 RUSSI fazalise 9/8/70 ¥. C.

ttate al Maine, Waldo Personally appeared the above named

Last, Winston C. Ferris the foregoing instrument to be

and acknowledged

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free not and deed.

August 26, 1870

State of Uning, Waldo as. Registry of BURAF. Repeived Sontember 8 19 70at 11 H., 00 N., A. V. Jachan nd recording in hyok 681 Page 688 Attout Junter Commente Peristor Thet an of the Notary Public.

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BUCK 684 HALE 689

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THE STREET

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KNOW ALL MEN BY THESE PRESENTS, THAT we, ANDREW J. GAY, of Belfast in the County of Waldo and State of Maine, whose mailing address is The Battery, Belfast, Maine 04915, and JUDITH GAY of Castine in the County of Hancock and State of Maine, whose mailing address is Castine, Maine 04421.

in consideration of one dollar and other valuable considerations,

paid by CHRISTOPHER S. SMITH and HEATHER O. SMITH, both of Strong in the County of Franklin and State of Maine, whose mailing address is Main Street, Strong, Maine 04983,

the receipt whereof we do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL, AND CONVEY, unto Christopher S. Smith and Heather O. Smith as joint tenants and not as tenants in common, to them and their heirs and assigns and the heirs and assigns of the survivor forever,

a certain lot or parcel of land together with the buildings thereon situated in Belfast in the County of Waldo and State of Maine, bounded and described in a warranty deed from Winston C. Ferris to Andrew J. Gay and Judith Gay dated August 26, 1970, and recorded in the Waldo County Registry of Deeds in Book 684, Page 688, as follows, to wit:

"Northerly by land of Fred R. Poor; Easterly by Penobscot Bay; Southerly by Little River and Westerly by the Atlantic Highway, so-called.

EXCEPTING therefrom, however, a certain lot or parcel of land conveyed to John Joseph Grady et ux by Ernest J. Bell and Marjorie N. Bell by deed dated May 18, 1964 and recorded in the Waldo County Registry of Deeds in Book 621 at Page 288, bounded and described as follows, to wit: Commencing at a point on the southeasterly right of way line of U. S. #1 at a concrete culvert; thence southwesterly along said right of way line, one hundred eighty-seven (187) feet to a point six (6) feet, more or less, northwesterly of an iron pin; thence South 48°20' east one hundred thirty-eight (138) feet, more or less, to an iron pin and continuing on the same course thirty-nine (39) feet, more or less, to the high water mark of Penobscot Bay; thence turning and running northeasterly along said high water mark three hundred thirty-three (333) feet, more or less, to an iron pipe; thence turning and running generally northwesterly and following the gully that marks the line between land of Ernest J. Bell and Marjorie N. Bell, and the land of Fred R. Poor, to the point of beginning.

Fred R. Poor, to the point of beginning. Together with all our right, title and interest in and to that portion of the premises which lies between high and low water mark, commonly designated as the flats.

It is meant and intended to describe and convey the same premises conveyed to me by Evelyn Flanders Robinson and Continental Illinois National Bank and Trust Company of Chicago, executors u/w/o Snelling S. Robinson, by deed dated March 19, 1970, recorded in Waldo County Registry of Deeds, Book 680, Page 688."

It is meant and intended to describe and convey the same premises conveyed to Andrew J. Gay and Judith Gay from Winston C. Ferris by warranty deed dated August 26, 1970, and recorded in the Waldo County Registry of Deeds in Book 684, Page 688, on September 8, 1970.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Christopher S. Smith and Heather O. Smith as joint tenants and not as tenants in common, to them and their heirs and assigns and the heirs and assigns of the survivor forever.

AND we do COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises that they are free of all

.

. BUOK 817 ALGE 292 encumbrances; that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will WARRANT and DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons. IN WITNESS WHEREOF, we, the said Andrew J. Gay and Judith Gay, an unremarried divorced woman, and Jeanine Brown Gay, wife of the said Andrew J. Gay, and mutually joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this first day of November in the year of our Lord one thousand nine hundred and eighty-three. SIGNED, SEALED, AND DELIVERED m 2 Leaner ou Jeanine Brown Gay, Andrew J. Gay wife of the sai STATE OF MAINE WALDO, SS. Morenber 1 , 1983 Personally appeared the above named Andrew J. Gay and acknowledged the above instrument to be his free act and deed. Before me, Notary Public Uneoly FOM/mb/cfh 6659

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	COOK 833 PAGE 153	
~	QUITCLAIM DEED With Covenant	•
1	Know all Men by these Presents,	••
i	That I, CHRISTOPHER S. SMITH, of Belfast, County of Waldo,	
State	of Maine,	
in consid	eration of One dollar and other valuable considerations	
paid by	HEATHER O. SMITH of Belfast, County of Waldo, State of Maine,	
whose m	ailing address is Northport Avenue, Belfast, ME 04915	
the receip	pt whereof I do hereby acknowledge, do hereby remise, release, bargain,	
sell ani	d couvery, and forever quitrinim unto the said HEATHER O. SMITH, her	
		,
	heirs and assigns forever,	
there	tain lot or parcel of land together with the buildings on situated in BELFAST in the County of Waldo and State of , bounded and described in 1970 as follows, to wit:	
South	herly by land of Fred R. Poor; Easterly by Penobscot Bay; herly by Little River and Westerly by the Atlantic Highway, hled.	
EXCEP	TING therefrom, however, a certain lot or parcel of land yed to John Joseph Grady et ux by Ernest J. Bell and	
Marjo	rie N. Bell by deed dated May 18, 1964 and recorded in Valdo County Registry of Deeds in Book 621 at Page 288,	
bound	led and described as follows, to wit: Commencing at a point southeasterly right of way line of U.S. #1 at a concrete	
culve	rt; thence southwesterly along said right of way line,	
more east	undred eighty-seven (187) feet to a point six (6) feet, or less, northwesterly of an iron pin; thence South 48°20' one hundred thirty-eight (138) feet, more or less, to an	
	pin and continuing on the same course thirty-nine (39) feet, or less, to the high water mark of Penobscot Bay; thence	
turni	ng and running northeasterly along said high water mark hundred thirty-three (333) feet, more or less, to an iron	
pipe;	thence turning and running generally northwesterly and wing the gully that marks the line between land of Ernest	
J. Be the p	oil and Marjorie N. Bell, and the land of Fred R. Poor, to wint of beginning.	
porti	her with all our right, title and interest in and to that on of the premises which lies between high and low water	
	commonly designated as the flats. meant and intended to describe and convey the same premises	

It is conveyed to me by Evelyn Flanders Robinson and Continental Illinois National Bank and Trust Company of Chicago, executors u/w/o Snelling S. Robinson, by deed dated March 19, 1970, recorded in Waldo County Registry of Deeds, Book 680, Page 688."

MEANING AND INTENDING TO CONVEY and hereby conveying the same premises described in a deed from Andrew J. Gay and Judith Gay to Christopher S. Smith and Heather O. Smith as dated November 1, 1983 and recorded in the Waldo County Registry of Deeds in Book 817, Page 291.

SUBJECT, however, to two mortgages described as follows: a first mortgage from Christopher S. Smith and Heather O. Smith to

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No Transfer Tax Pald

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	833 PAGE 154	
	Kingfield Savings Bank as dated November 1, 1983 and recorded in the Waldo County Registry of Deeds in Book 817, Page 293; and a second mortgage from Christopher S. Smith and Heather O. Smith to Andrew J. Gay and Judith Gay as dated November 1, 1983 and recorded in the Waldo County Registry of Deeds in Book 817, Page 298.	
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יייי		
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	BOOK 833 PAGE 155	
	To have and to hold the same, together with all the privileges and appurtenances	
	thereunto belonging, to the said HEATHER O. SMITH, her	
3		
	heirs and assigns forever.	
	And I do conceant with the said Grantee, her heirs and assigns, that	
	I shall and will murrant and defend the premises to the said Grantee , her heirs and	
	assigns forever, against the lawful claims and demands of all persons claiming by, through, or under me.	
	In Witness Whereof, I , the said CHRISTOPHER S. SMITH	
	2000X	
	xtmethcolg/artFexancescus	
	XDDIRENCEDEXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	
	month of December , A.D. 1984.	
	Bigned, Sealed and Delivered in presence of Martin X-leone	
	CHRISTOFHER S. SMITH	
	·····	
	Brate of filming. County of Waldo ss. December 11, 1984.	
	Then personally appeared the above named Christopher S. Smith	
	and acknowledged the foregoing instrument to be his free act and deed.	5
	Before me,	5 j.
	7587 Martin Z-leowa 3	,÷
	State of Holne, Weldo an Review of Dente	
•	Recci. D.C. 12:0.84 of 11H 55 M.A. M and rock Jisha East 833	1

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BK 221 PG347

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT I, HEATHER O. SMITH of Belfast in the County of Waldo and State of Maine, whose mailing address is 1.78 Northport Avenue, Belfast, Maine 04915,

in consideration of one dollar and other valuable considerations,

paid by JEFFREY R. MABEE and JUDITH B. GRACE, both of Belfast in the County of Waldo and State of Maine, whose mailing address is R. F. D. \$1, Box 1321, Belfast, Maine 04915,

the receipt whereof I do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL, AND CONVEY, unto Jeffrey R. Mabee and Judith B. Grace as joint tenants and not as tenants in common, their heirs and assigns forever.

a certain lot or parcel of land together with the buildings thereon situated in Belfast in the County of Waldo and State of Maine, bounded and described in a warranty deed from Winston C. Ferris to Andrew J. Gay and Judith Gay dated August 26, 1970, and recorded in the Waldo County Registry of Deeds in Book 684, Page 688, as follows, to wit:

"Northerly by land of Fred R. Poor; Easterly by Perobscot Bay; Southerly by Little River and Westerly by the Atlantic Highway, so-called.

EXCEPTING therefrom, however, a certain lot or parcel of land conveyed to John Joseph Grady et ux by Exnest J. Bell and Marjorie N. Bell by deed dated May 18, 1964 and recorded in the Waldo County Registry of Deeds in Book 621 at Page 288, bounded and described as follows, to wit: Commencing at a point on the southeasterly right of way line of U. S. #1 at a concrete culvert; thence southwesterly along said right of way line, one hundred eighty-seven (187) feet to a point six (6) feet, wore line, one hundred eighty-seven (187) feet to a point six (6) feet, more or less, northwesterly of an iron pin; thence South 48°20' east one hundred thirty-eight (138) feet, more or less, to an iron pin and continuing on the same course thirty-nine (39) feet, more or less, to the high water mark of Penobscot Bay; thence turning and running northeasterly along said high water mark three hundred thirty-three (333) feet, more or less, to an iron pipe; thence turning and running generally northwesterly and following the gully that marks the line between land of Ernest J. Bell and Marjorie N. Bell, and the land of Fred R. Poor, to the point of begimning. Together with all our right, title and interest in and to that portion of the premises which lies between high and low water mark, commonly designated as the flats.

of the premises which lies between high and low water mark, contrary designated as the flats. It is meant and intended to describe and convey the same premises conveyed to me by Evelyn Flanders Robinson and Continental Illinois National Bank and Trust Company of Chicago, executors u/w/o Snelling S. Robinson, by deed dated March 19, 1970, recorded in Waldo County Registry of Deeds, Book 680, Page 688."

It is meant and intended to describe and convey the same premises conveyed to Christopher S. Smith and Heather O. Smith from Andrew J. Gay and Judith Gay by warranty deed dated November 1, 1983, and recorded in the Waldo County Registry of Deeds in Book 817, Page 291.

For further title reference, see deed from Christopher S. Smith to Heather O. Smith dated December 11, 1984, and recorded in the Waldo County Registry of Deeds in Book 833, Page 153, on December 12, 1984.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Jeffrey R. Mabee and Judith B. Grace as joint tenants and not as tenants in common, their heirs and assigns forever.

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Meine Real Estate Transfer Tax Pibl

088 a - energia andria e e e aquitta q BK1221 PG348 AND I do (DVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will WARRANT and DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons. IN WITNESS WHEREOF, I, the seid Heather O. Smith, have heremato set my hand and seal this fifteenth day of May in the year of our Lord one thousand nine hundred and ninety-one. SIGNED, SEALED, AND DELIVERED STATE OF MAINE , 1991 May 31 WALDO, SS. Personally appeared the above named Heather 0. Smith and acknowledged the above instrument to be her free act and deed. Before me Notary Public. A . PETER Notary Public: Please Print Name; CFH/Smith FQM/cfh R My Commission Expla 1-15-1934. RECEIVED WALDO SS. 1991 JUH-7 PH 1:47 ATTEST: Delnis Auge REGISTER OF NEEDS

	EXHIBIT	
tabbies"	С	
		-

CHAIN OF TITLE TO LARRY D. THEYE and BETTY BECKER-THEYE parcel (Belfast Tax Map 29, Lot 37)

Eva T. Burd and Edwin D. Burd Warranty deed Book 343, Page 497 dated 3/3/1924

to

Arthur Hartley Warranty deed Book 386, Page 452 dated 8/27/1934 to

Genevieve E. Hargrave Quitclaim with covenant deed Book 386, Page 453 dated 8/27/1934

to

Arthur Hartley and Harriet L. Hartley, as joint tenants upon Arthur's death 2/10/1935, Harriet L. Hartley became sole owner

> Harriet L. Hartley Warranty deed Book 452, Page 205 dated 1/25/1946 to

William P. Butler and Pauline H. Butler as joint tenants Warranty deed

Book 587, Page 100 dated 5/13/1961

to

Ernest J. Bell and Marjorie M. Bell, as joint tenants Warranty deed

Book 621, Page 288; dated 05/18/1964

to

John Joseph Grady and Catherine E. Grady, as joint tenants John J. Grady and Catherine E. Grady Warranty deed

Book 826, Page 3; dated 07/02/1984

to

¹/₂ to Howard A. Mordue and Patricia A. Mordue,

1∕2 to

Patricia A Mordue and Howard W. Mordue,

Trustees of the Howard W. Mordue Tr Revocable Living Trust dated 7/22/1983

Trustees of the Patricia A. Mordue Revocable Living Trust dated 7/22/1983

Warranty Deed

Book 1303, Page 184; dated 6/29/1992

То

Larry D. Theye and Better Becker-Theye, as joint tenants

	090	•	
NOV-14-2018 10:43	WALDO COUNTY REGISTRY	2073386360	P.02
			1.92
and the second s	••••••••••••••••••••••••••••••••••••••		343.49
			3.3.24
	Vol. 343.	497	-
(1 15)	V 54, 640.		3-14-24
1	ALL MEF BY TEERS PERSESTS.		
	at Winghoster in the State of Massachusette, widow		
- MY	ased, and Edwin D. Burd of said Winchester, con an	1	
	ponelderation of the dollar and they valuable cone	ļ	
	phis in the State of Pennyivania the receipt where No, grant, bargain, soll and convey, unto the said		
State and sestant forever,		wient Velatel oft	
	al of land situated in Belfast in the County of Wa	tic and State of	
-	ad as follows, to sit; - Bounded northerly by land		
	as, destand, at the time of his destant; sasterly		
3	and land of Belfagt Water District and westerly by	•	
S in to Wilton B. Bills by (leed recorded in Walde Registry of Deeds.		
Encepting and reserve	as from the foregoing conveyance the two costages	and out-buildings	
thereon, that are owned by	Clarence Poor and by Miss Coullard.		
States and the second s	while subject to a right of any screes the same as	coaveyed to said	
A Milton D. Bills under sale	i deed and publect to a series lease given by us	S Adonizan Moody	
which expires April 1, 194	S and subject to the rights of the public over the	highway proveing	
anté pont estate. Also re	serving the right to enter the buildings on said p	remises and remove	
therefrom all personal pro	perty belonging to us.		
TO BAVE AND TO BOLD	the aforegranted and bargained premines with all th	e privileges and	
generiesandes thereof, to	the said Arthur Hartley, his heirs and assigns, to	his and their use	
and behaof forever.	· · .		
And we do Coverent wi	its the sold Granter, his beirs and assigns, that w	e are lawrully	
seized in fee of the premi	ises, that they are free of all incumbrances; that :	se have good right	
W sell and convey the sa	e to the said Graptes to bold as storesaid; and th	at we and our	
X	int and Defend the same to the said Grantes, his he	irs and arright	
Therer, against the last	il claime and demode of all persons.		
	is the said Edwin D. Burd and Eva 2. Burd site of a	1	
ð.		bt by descent and	
	sove described presises, have hereunte set our hand		
	pear of our Lord one thousand mine hundred and tes	nsy-sour,	
Bigned, Sealed and D in presence of	V. 6. s		
Kate Sergent	EQC. (, Bord L. B.	
N., B. T. Couller	13.5.00 Sta 7-1	Burd L. S.	
TATE OF MASSACHUSETTE,	So Barry of a street		
Personally appeared	the above named Edwin D. Burd and acknowledged the	abore instrument	
. We als tree as and de	ad.	1	
NOT AL BAT	ore me, t. Price Wilson	•	
	Notary fablis.	1. 1004	
Kon "	Ny containe and an	a-, 1740	
- Milds Wy: Spectred March	14. 1924, at 20. 50an, P. H. S. Alward Fried,		
n		Begister of Deeds	
	í.	1	
			TAL P.02

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Vol. 386

KNOV ALL NEN BY TREBE PRESENTS,

That I. Arthur Hartley of Philadelphia in the State of Pennsylvania in consideration of one dollar and other valuable considerations paid by genevieve E.Hargrave of said Philadelphia the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said genevieve E. Hargrave, her heirs and assigns forever,

A certain lot or parcel of land situated in Belfast in the County of Waldo and State of Maine, bounded and demorihed as follows, to wit: Bounded northerly by land of Adoniran Moody and land owned by W. L. West, decessed, at the time of his decesse; easterly by Penobecot Bay; southerly by Little River and land of Belfast Water District and westerly by land conveyed by Eva T. Burd and Edwin D. Burd to Milton B. Hills by deed recorded in Waldo Registry of Deeds.

This conveyance being made subject to the rights of the public over the highway arcssing said real estate, and also subject to a certain mortgage given by me to The City National Bank of Belfast dated September 10, 1980, and recorded in Weldo Registry of Deeds, Book 367, Page 286.

Also excepting and reserving from the foregoing conveyance the sottage and out-buildings thereon, owned by Clarence Poor.

TO HAVE AND TO HOLD the aforegranted and bargained prebiess with all the privileges and appurtenances thereof, to the said Genevieve E: Hargrave her beirs and assigns, to her and their use and behoof forever.

And I do Covenant with the said Grantes, her heirs and assigns, that I am lawfully seized in fee of the presises, that they are free of all incumbrances; except said mortgage to said The City National Bank of Belfast that I have good right to sail and convey the same to the said Grantes to hold as aforesaid; and that I and my beirs shall and will Warrant and Defend the same to the said Grantes, her heirs and assigns forever, against the lawful claims and demands of all persons, except for said mortgage. D/5

IN WITNESS WHEREOP, I the said Arthur Hartley and Harriet L. Eartley wife of the said Arthur Hartley joining in this deed as Granter, and relinquishing and sonveying her right by descent and all other rights in the above described premises, have hereunto set our hands and seals this twenty-seventh day of August in the year of our Lord one thousand nine hundred and thirty-four.

Signed, Sealed and Delivered in presence of John R. Dunion to both U. S. DOC. STAMP \$6.00 Arthur Bartley L.S. Repriet L. Bartley L.S.

9.59

STATE OF MAINE, Waldo ss.

A A STATE TO ANTENDER

452

(9305)

August 28 1934.

Personally appeared the above manes Arthur Hartley and soknowledged the above instrument to be his free not and deed.

Befere:se, ...John 2. Dunton

ζ.

Justice of the Peace.

. . .

Walde ss. Reseived August 29, 1934, at Sh., 25mA, A. M.

Sec. 22

Resorded and compared. Attest;

S. 10

Hoyal.

NOV-14-2018 10:28

2073386360

Vol. 386

092

(9308)

KRON ADD MEN BY TREAS PRESENT.

That I, Genewieve E, Hergrave of Philadelphia in the Hists of Pennsylvania in Schulderation of one dollar and other valuable considerations paid by Arthur Hartley and Harriet L. Hertley, his wife, both of said Philadelphia the receipt whereof I do hereby acknowledge, do hereby remise, release, bargein, sell end convey, and forever quit-claim unto the maid Arthur Hartley and Harriet L. Hartley, his wife, and the survivor of them as joint tenants and not an tenacte in common, their and assigns forever,

A cortain lot ar parcel of land situated in Bolfset in the County of Waldo and State of Walne, bounded and described as follows, to with Bounded northerly by land of Adoniran Noody and land owned by W. L. West, decembed, at the time of his despace; sasterly by Panabusat Bay; woutherly by Little River and land of Belfact Weter District and westerly by land conveyed by Eva T. Burd and Fowim D. Burd to Milton B. Hills by deed recorded in Waldo Registry of reeds.

This conveyance being made subject to exceptions, reservations rights of the public and mortgage as mot forth in dead of soid Arthur Fortluy to no bearing even date herewith to be remorded herewith in Waldo Registry of Peeds. Deing the same real estate conveyed to me by said deed of said Arthur Hartley.

TO RIVE AND TO HOLD the same, together with aid the privileges and appurtemances thereunte belonging, to the said Arthur Hertley and Perrist E. Hartley and the europeer of them in joint' temanoy and hot as temants in compon, their tairs and sesigns forever.

And I do Govenant with the said Grantwom, their beirs and assigns, that I will Warrant and forever refend the provises to them the said Grantaes, their beirs and essigns forever, against the lewful claims and decouds of all porsons claiming by, through, or under me.

IN MITHESS MERROP, I the sold Genericum B. Hargrave, have hereunts our bands and seels this twenty-seventh day of suguet in the year of our Lord one thousend nine hundred and thirtyfour.

Signed, Sealed and Delivered in presence of John R. Funion



Genevieve X. Margrave L.S. L.S.

STATE OF MAINE, Walds #8. August 28 1934.

Personally appeared the above hanged Genevieve 5. Surgrave and soknowladged the shows instrument to be her free not and deed.

Before ze, John R. Dunton

Justice of the Peaces

Waldo sa. Received August 39, 1934, at 95., 35: Recorded and compared. Attast:

Register of Doods.

(9308)

19 N

- KNON JIL MRN PY/TERBR PARSETS

That I, Guorge Perker Coak of Belfast in the County of Waldo and State of Mains in eensiduration of one dollar and other valuable couniderations Sold by William W. Dickey of Sepville in suid County and Blate the receipt physical I do hereby seknowledge, do hereby paulse, release, bargain, sell and convey, and forever quit-claim unto the sold William W. Dickey, his heirs and assigns forever,

A sertain lot or parcel of land with the buildings thereon, situated in the Gity of Selfast, and bounded and described as follows, to wit: Beginning at the intersection of the south line of land formerly of the late Daniel Hinds, with the easterly line of Warthport Avanue; thence easterly on soid Hinds woutherly line, sighteen rods (18) to siske and stones;

Abria

8-29-34 8:29-34

P.02

453

386.453

		7762 Vol. 474	207	
			387 /	
		Anow all Men by these Presents, That		
		I, Harriet L. Kartleyof Philadelphia in the County of Philadelphia and Common- wealth of Pennsylvania, widow		
		in consideration of One dollars and other valuable considerations paid by William P.		
	67 .	Butler and Pauline H. Butler both of Natick in the County of Middlesex and Common- wealth of Massachusetts, husband and wife		
		the receipt whereof 1 do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said William P. Butler and Pauline H. Butler as joint tenants, and not as tenants in common, to them and their heirs and assigns, and the heirs and assigns of the sur- vivor of them forever,		
		A certain lot or parcel of land with the buildings thereon situated in Belfast		
		in the County of Waldo and State of Maine on the easterly side of the Atlantic	÷.	
		Highway and bounded and described as follows, to wit: Northerly by land of Fred	, ÷	
	1	R. Poor; easterly by Penobacot Eay; southerly by Little River and westerly by the		
		Atlantic Highway, so-called.		
		Being a portion of the premises conveyed to Arthur Hartley and myself, in		
		joint tenancy, by Genevieve E. Hargrave by deed dated August 27 1934 and recorded		1
		in Weldo Registry of Deeds, Book 386, Fage 453		
			4	
			4	
1				
				1
			R (\$4 ***
				₹ N
				29 15
		Go Happ such to Hold the aforegranted and bargained premises, with all the privileges and appartenances thereof, to the said William P. Butler and Pauline H. Butler and the survivor of them, as joing tenants, and not as tenants in common, to them and their heirs and assigns, and the heirs and assigns of the survivor of them, to them and		ne de la composition
		as afore said, their use and behoof forever. And I do covenant with the said grantee s,	and the second se	Į
		_heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all incumbrances;	4. de	4
		that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my of the series shall and will warrant and defend the same to the said		
		of the survivor of them Grantees, the heirs and assigns forever, against the lawful claims and demands of all persons.		
	l	In Witness Whereof, I the said Harriet L. Hartley		
	l		a a	
		have hereunto set	1	÷
		one thousand nine hundred and fifty.	•	
		Signed, Sacled and Dolivered in presence of U.S. H. R. Stone DOC. Harriet L. Hartley L.S.		
		STAMP		
	Į	\$ 11.00		
	2	frinte of Maine, Waldo 88. September 25, 1950. Permath append		
		the above named Harriet L. Hartley and acknowledged the foregoing instrument to be her free act and deed	r L	
		Before me, H. R. Stone Notary Public.		j.
his and a]	Received September 30, 1950, at 10 o'clock 50 m. A. M., and recorded according to the original.		ĺ
	C. Address		The second s	F

P.02

BER 587 20100 Knum All Men hij Chese Presents, Chat we, William P. Butler and Pauline B. Butler, husband and wife, both of

(506)

in consideration of one dollar and other valuable considerations,

Belfast in the County of Waldo and State of Maine,

paid by Brnest J. Bell and Marjorie N. Bell, husband and wife, both of Medway in the County of Norfolk and Commonwealth of Mastachusetts

the receipt whereof do hereby acknowledge, do hereby give. grant. bargain, sell and convey unto the said

Ernest J. Bell and Marjorie M. Bell

as joint tenants and not as tenants in common, their heirs and assigns, and to the survivor of them and the heirs and assigns of the survivor of them forever.

A certain lot or parcel of land together with the buildings thereon situated in Belfast in the County of Waldo and State of Maine on the easterly side of the Atlantic Highway and being bounded and described as follows, to wit > Northerly by land of Fred R. Poor; casterly by Fenobscot Bay; southerly by Little River; and westerly by the Atlantic Highway, so-called.

* Seing the same premises conveyed to us by Barriet L. Hartley by her deed of warranty dated September 22,1950, recorded in Waldo Registry of Deeds, Book 474, Page 387.

To have and to hold the aforegranted and bargained premises with all the privileges and appurtemences thereof, to the said

Ernest J. Bell and Marjorie N. Bell

as joint temants and not as temants in common, their heirs and assigns, and to the survivor of them and the heirs and assigns of the survivor of them, to their own use and behoof forever. And we do command with the said Grantees, as aforesaid, that we are lawfully seized in fee of the premises, that they are free of all encombrances; subject to pro rate share of current taxes assessed as of April 1,1961 which said pro tate share of current taxes the Grantees by acceptance of this deed assume and agree to pay;

that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will Warrant and Heirnd the same to the said Grantees, their heirs and assigns and the survivor of them, and the heirs and assigns of the survivor of them forever, against the lawful claims and demands of all persons, except aforesaid taxes in William P. Butler and Pauline H. Butler,

MAY-10-20	19 12:46 WALDO COUNTY REG 095 / 2073386360 being husbano and wife, and mutually MOK DO (AGELUL) xand yiggxx officience/wigger officience/wigger joining in this deed as Grantor s, and our joining in this deed as Grantor s, and our right by descent and all other our rights in the above described premises, have hereunto sot our hand ⁸ and seal ⁸ this	P.03
	in the year of our Lord one thousand nine hundred and sixty-one. Figned, Seeled and Bellumred Hundred and Sixty-one. Figned, Seeled and Bellumred Hundred and Sixty-one. Figned, Seeled and Bellumred Hundred, Hundred, Hundred, Hundred, Hundred, Hundred, Hundred, Figne of Staine, Haide Figne of Staine, Haide Hilliam P. Butler Her formsoing instrument to be Mes in the Action of the Peace. Botory Public.	
	HEIHEM P. BUTER HEI JOINT TENANCY From HEIHEM P. BUTER ET M. TD Ernest J. Bell et ur. Dated May. 15 M. P. Batt of Maine. Waldo es. Begistry of Deerle Reeved Xay. 15 M. P. Batt of Maine. Prod Xay. 15 M. P. Batt of Maine. Prod Xay. 15 M. P. Batt of Maine. Prod Xay. 15 No. 1961. Bettes, M. M. M. Reeved S. 7, Page 100. Attest: M. M. M. Reeved S. 7, Page 100. Attest: M. M. M. P. Reverded in Rook. 587, Page 100. Attest: M. M. M. M. Reeved S. M. P. M. M. Reeved S. S. R. M. M. Restor K. Class Bellase, Metrue. Rentring Manage	

TOTAL P.03

x 621 race 288 Know all Men by these Presents.

That we, Ernest J. Bell and Marjorie N. Bell, husband and wife, both of Belfast in the County of Waldo and State of Maine

in consideration of One Dollar and other valuable considerations

paid by John Joseph Grady and Catherine E. Grady, husband and wife, both of Northport in said County and State

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said

John Joseph Grady and Catherine E. Grady

as joint tenants and not as tenants in common, their heirs and assigns, and to the survivor of them and the heirs and assigns of the survivor of them forever.

A certain lot or parcel of land situated in Belfast in the County of Waldo and State of Maine, commencing at a point on the southeasterly right-of-way line of U. S. No. 1 at a concrete culvert; thence southwesterly along said right-of-way line one hundred eighty-seven (187) feet to a point six (6) feet, more or less, northwesterly of an iron pin; thence South 48° 20' East one hundred thirty-eight (138) feet, more or less, to an iron pin and continuing on the same course thirty-nime (39) feet, more or less, to the high water mark of Penobscot Bay; thence turning and running northeasterly along said high water mark three hundred thirty-three (333) feet, more or less, to an iron pipe; thence turning and running generally northwesterly and following the gully that marks the line between land of Ernest J. Bell and Marjorie N.Bell, and land of Fred R. Poor, to the point of beginning.

MEANING AND INTENDING TO CONVEY a part of the parcel of land conveyed to us by William P. Butler et ux by their deed dated May 13, 1961 and recorded in Waldo County Registry of Deeds in Book 587, Page 100.

To have and in hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said

John Joseph Grady and Catherine E.Grady

as joint tenants and not as tonants in common, their heirs and assigns, and to the survivor of them and the heirs and assigns of the survivor of them, to their own use and behoof forever. And we do rommunt with the said Grantees, as aforesaid that we are lawfully seized in fee of the premises, that they are free of all encumbrances;

that we have good right to sell and convergent B22 were 22 to the said Grantees, their bold as aforeenid; and that 19 and our heirs shall and vill Warrau and Befrah the same to the said Grantees, their heirs and assigns and the survivor of thes, and the heirs and assigns of the survivor of thes forever, against the leaful claims and demands of all persons. In Wirrau Wirred, we the said Ernest J. Bell and Marjorie N.Bell Marrau Wirred, we the said Ernest J. Bell and Marjorie N.Bell Marrau Wirred, we the said Ernest J. Bell and Marjorie N.Bell Marrau Wirred, we the said Ernest J. Bell and Marjorie N.Bell Marrau Wirred, we the said Ernest J. Bell and Marjorie N.Bell Marrau Marjorie A.Bell Marrau Marjorie A.Bell and Sarjorie N.Bell Marrau Marjorie N.Bell Marrau Marjorie A.Bell and Sarjorie N.Bell Marrau Marjorie A.Bell Marrau Marjorie N.Bell Marrau Marjorie Marjorie M.Bell Maryau Marjorie Marjorie M.Bell Marjorie Marjorie M.Bell Marjorie Marjorie Marjorie Marjorie M.Bell Marjorie Marjorie Marjorie Marjorie Marjorie M.Bell Marjorie Marjorie Marjorie Marjorie Marjorie M.Bell Marjorie Marjor		097		
joining in this deed as Grantors, and mutually relinquishing and conveying our right by descent and all other rights in the above described premises, have hereunto set our hands and seals this eighteenth day of May in the year of our Lord one thousand nine hundred and sixty-four.	કત	to the said Grantees to hold as aforesaid; and that we and our heirs shall and will Warrant and Defend the same to the said Grantees, their heirs and assigns and the survivor of them, and the heirs and assigns of the survivor of them forever, against the lawful claims and demands of all persons.		
 mutually relinquishing and conveying our right by descent and all other rights in the above described premises, have hereunto set our hands and seels this eighteenth day of Kay in the year of our Lord one thousand nine hundred and sixty-four. Image: A start of the second of the secon		menteres zurdanszwenospesiest	l	
rights in the above desoribed premises, have hereunto set our hands and seals this eighteenth day of May in the year of our Lord one thousand nine hundred and sixty-four.		mutually		
hands and seels this eighteenth day of May in the year of our Lord one thousand nine hundred and sixty-four. I want of Ball Balt of Balme. Waldo Server J. Boll and Marjorie N. Boll and acknowledged the foregoing instrument to be their Before mo, Justice of the Theorem. Before mo, Before mo,				
in the year of our Lord one thousand nine hundred and sixty-four. I hundred the second device of the second devic				
Linest & Bell And Andrew Sold And ew Sold And				
State of Maine. Waldo State of Maine. Waldo BS. May //, 19 64. Personally appeared the above named Ernest J. Bell and Marjorie N. Bell and acknowledged the foregoing instrument to be their State of the foregoing instrument to be their Before me, Double Justice of the Rewse, Notary Public.				
Personally appeared the above named Ernest J. Bell and Marjorie N. Bell and acknowledged the foregoing instrument to be their free act and deed. Before me, Double Justice of the Pense, Notary Public.		Emest & Bell Marjone N. Dell		
Personally appeared the above named Ernest J. Bell and Marjorie N. Bell and acknowledged the foregoing instrument to be their free act and deed. Before me, Double Justice of the Pense, Notary Public.				
Personally appeared the above named Ernest J. Bell and Marjorie N. Bell and acknowledged the foregoing instrument to be their free act and deed. Before me, Double Justice of the Pense, Notary Public.		State of Maxime Waldo up May 18. 15. 64		
Ernest J. Bell and Marjorie N. Bell and acknowledged the foregoing instrument to be their free act and deed. Before me, Double Justice of the Pense, Notary Public.				
the foregoing instrument to be their free act and deed. GINTRY Before me, Dould Dustice of the Rease. Notary Public.			I	
Before me, Burnet Before me, Justice of the Pener, Notary Public.				
Birthing Works Works Notary Public.)			
		Before me,		
	+	Purse // Institute of the Pawer, Notary Public.		
5643 THERTRATTY APPEN JOINT TENANCY JOINT TENANCY From From From From May 18, 19 64 May 21, 19 64 Arestic Mather Recorded in Book, 621, Page 288 Arestic Channer C. Recorded in Book, 621, Page 288 Arestic C. FROM THE OFFICE OF GRIDLEY W. TARBELU' ATTORNEY AT LAW BELFAST, MAINE			l	
5642 Julium Tenu Julium Tenu From From From Prom From Real State of flature. State of flature. State of flature. State of flature. State of flature. Attest: Landol. 621. Attest: Attest: Attest: Attest: Attest.		HERPI ANCY SE UK SEGISTY OF DEEDS AN M. 200 Page 200 Page 200 FICE OF Register Register Register		
Phated Dated		56413 JOINT TENN JOINT TENN JOINT TENN From From May 18, May 18, May 18, May 18, May 18, May 21 May 20 May		
		By tate		

Art Sta

BOOK 826 PAGE 3 BOOK PIGE s WARRANTY DEED KNOW ALL MEN BY THESE PRESENTS, that we, JOHN J. GRADY and CATHERINE E. 3993 GRADY, both of Belfast, County of Waldo, State of Maine; in consideration. of one dollar and other valuable considerations paid by HOWARD W. MORDUE and PATRICIA A. MORDUE, Trustees of the HOWARD W. MORDUE REVOCABLE LIVING TRUST dated July 22, 1983, as Amended, or their Successors in Trust; and PATRICIA Maine Reel Extete Transfer Tex Paid" A. MORDUE and HOWARD W. MORDUE, Trustees of the PATRICIA A. MORDUE REVOCABLE LIVING TRUST dated July 26, 1983, as Amended, or their Successors in Trust, both of St. Simons Island, County of Brunswick, State of Georgia; the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell, and convey an undivided one-half interest unto HOWARD A. MORDUE and PATRICIA A. MORDUE, Trustees of the HOWARD W. MORDUE REVOCABLE LIVING TRUST dated July 22, 1983, as Amended, or their Successors in Trust; and an undivided one-half interest unto PATRICIA A. MORDUE and HOWARD W. MORDUE, Trustees of the PATRICIA A. MORDUE REVOCABLE LIVING TRUST dated July 26, 1983, as Amended, or their Successors in Trust, a certain lot or parcel of land situated in BELFAST, County of Waldo, State of Maine, more particularly bounded and described in 1964 as follows, to wit: "A certain lot or parcel of land situated in Belfast in the County of Waldo and State of Maine, commencing at a point on the southeasterly right-of-way line of U. S. No. 1 at a concrete culvert; thence southwesterly along said right-of-way line one hundred eighty-seven (187) feet to a point six (6) feet, more or less, northwesterly of an iron pin; thence South 48° 20' East one hundred thirty-eight (138) feet, more or less, to an iron pin and continuing on the same course thirty-nine (39) feet, more or less, to the high water mark of Penobscot Bay; thence turning and running northeasterly along said high water mark three hundred thirty-three (333) feet, more or less, to an iron pipe; thence turning and running generally northwesterly and following the gully that marks the line between land of Ernest J. Bell and Marjorie N. Bell, and land of Fred R. Poor, to the point of beginning." MEANING AND INTENDING TO CONVEY and hereby conveying the same premises as described in the warranty deed from Ernest J. Bell and Marjorie N. Bell to John Joseph Grady and Catherine E. Grady as dated May 18, 1964, and recorded in the Waldo County Registry of Deeds in Book 621, Page 288. TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said HOWARD W. MORDUE and PATRICIA A. MORDUE, Trustees of the HOWARD W. MORDUE REVOCABLE LIVING TRUST dated July 22, 1983, as Amended, or their Successors in Trust; and PATRICIA A. MORDUE and HOWARD W. MORDUE, Trustees of the PATRICIA A. MORDUE and HOWARD W. MORDUE, Trustees of the PATRICIA A. MORDUE REVOCABLE LIVING TRUST dated July 26, 1983, as Amended, or their Successors in Trust; to them and their use and behoof forever, and we do covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances, that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons. - 1 -

11

BOOK 826 PAGE

IN WITNESS WHEREOF, we, the said JOHN J. GRADY and CATHERINE E. CRADY, being husband and wife and mutually joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights in the above-described premises, have hereunto set our hands and scals on this second day of July, 1984.

099

SIGNED, SEALED, AND DELIVERED

IN THE PRESENCE OF

Witness

STATE OF MAINE Waldo, SS.

July 2, 1984

Before me

W. Brown

Notary Public please print full

My

ANY CON

name here.

Then personally appeared the above-named John J. Grady and Cathering F. Grady and acknowledged the foregoing instrument to be their free ect and deed

- 2 -

State of Maine, Waldo sa. Registry of Doods Received July 319 84 at 2 H 50 M Ρ. ...M and recorded in Book 826 Page Attest: Allana . Register

BK 303 PG 84

06737 HARRANTY DEED

We, HOWARD W. MORDUE, and PATRICIA A. MORDUE, TRUSTEES OF HOWARD W. MORDUE REVOCABLE LIVING TRUST and PATRICIA MORDUE and HOWARD W. MORDUE, AS TRUSTEE OF PATRICIA A. MORDUE REVOCABLE LIVING TRUST, for valuable consideration paid, grant to LARRY D. "THEYE and BETTY BECKER-THEYE, husband and wife, whose mailing address is 14 Skyline Drive, Kearney, NE 68847, as Joint Tenants, with Warranty Govenants, a certain lot or parcel of land together with the buildings situated thereon, located in BELFAST, Waldo County, Maine, more particularly bounded and described in 1964 as follows, to wit:

"A certain lot or parcel of land situated in Belfast in the County of Waldo and State of Maine, commencing at a point on the southeasterly right-of-way line of U.S. No. 1 at a concrete culvert; thence southwesterly along said right-of-way line one hundred eighty-seven (187) feet to a point six (6) feet, more or less, northwesterly of an iron pin; thence South 48°20' East one hundred thirty-eight (138) feet, more or less, to an iron pin and continuing on the same course thirty-nine (39) feet, more or less, to the high water mark of Penobscot Bay; thence turning and running northeasterly along said high water mark three hundred thirty-three (333) feet, more or less, to an iron pipe; thence turning and running generally northwesterly and following the gully that marks the line between land of Ernest J. Bell and Marjorie N. Bell, and land of Fred R. Foor to the point of beginning."

Meaning and intending to convey and hereby conveying the same premises described in a deed from John J. Grady, et ux to Howard W. Mordue and Patricia A. Mordue, Trustees of the Howard W. Mordue Revocable Living Trust, dated July 22, 1983, as Amended, or their Successors in Trust; and Patricia A. Mordue and Howard W. Mordue, Trustees of the Patricia A. Mordue Revocable Living Trust, dated July 26, 1983, as Amended, or their Successors in Trust, dated July 26, 1983, as Amended, or their Successors in Trust, dated July 2, 1984, and recorded in the Waldo County Registry of Deeds in Book 826, Page 3.

WITNESS our hands and seals this 29 day of June, 1992

au MARY L. CRANKSHAW

MARY L. CRONKSHAW

STATE OF MICHIGAN COUNTY OF SENILAG 88.

June 29 1992

١,

Revocable Living Trust and the Howard W. Mordue Revocable Living Trust

Jotria C. Mardue, Trustee Petricia A. Mordue, Trustee of Patricia A. Mordue

Noward Wi Mordue, Trustee of Howard W., Mordue Revocable Living Trust and

the Patricia A. Mordue Revocable Living Trust

Personally appeared the above named Howard W. Mordue and Patricia A. Mordue, Trustees of the Patricia A. Mordue Revocable Living Trust and the Howard W. Mordue Revocable Living Trust and acknowledged the foregoing instrument to be their free act and deed.

JOHNLCARYER, P.A. Revocabl Attorneys at Law Fool of the Sourap Councy the Sourap Belfast, Mang Antis

Sami Estata Transfer Tax Paid

free act and dead,	the loregoing instrument to be
Before	me, Shula Loope
Print/type Notary	name Sheila Loope
RECEIVED WALDO SS.	SHERA LOOPE
1002 JUH 30 PH 3: 36	My Consideration English Lay 23, 1934
ATTEST Delnis Arge	

	EXHIBIT
tabbies"	D

CHAIN OF TITLE TO RICHARD ECKROTE and JANET ECKROTE parcel (Belfast Tax Map 29, Lot 36)

Eva T. Burd and Edwin D. Burd Warranty deed Book 343, Page 497 dated 3/3/1924 to Arthur Hartley Warranty deed Book 386, Page 452 dated 8/27/1934 to Genevieve E. Hargrave Quitclaim with covenant deed Book 386, Page 453 dated 8/27/1934 to Arthur Hartley and Harriet L. Hartley, as joint tenants upon Arthur's death 2/10/1935, Harriet L. Hartley became sole owner

Harriet L. Hartley Warranty Deed Book 452, Page 205; dated 1-25-1946 to Fred R. Poor Frederic R. Poor Warranty Deed Book 691, Page 44; dated 7/29/1971 to

Harriet L. Hartley Warranty Deed Book 438, Page 497; dated 11/7/1946 to Sam M. Cassida Warranty Deed Book 608, Page 290; dated 4/17/1963 to Douglas I. Tozier and Marion Tozier Warranty Deed Book 717, Page 341; dated 8/28/1974 to William O. Poor and Phyllis J. Poor, as joint tenants Quitclaim with covenant deed Book 724, Page 413; dated 6/18/1975 to Douglas I. Tozier and Marion Tozier, as joint tenants Corrective Warranty deed Book 724, page 415; dated 7/8/1975 to William O. Poor & Phyllis J. Poor, joint tenants OUTSALE of parcel on Route 1 (no shore frontage) Warranty Deed Book 752, Page 242; dated 3/27/1978

Frederick C. Kelly and Priscilla Bryant Kelly, as joint tenants (corrective) Quitclaim with covenant Book 957, Page 306; d.05/01/1987 to William O. Poor and Phyllis J. Poor BALANCE OF LAND Quitclaim Deed Book 1228, Page 346; dated 7/1/1991 to Phyllis J. Poor Died testate 06/30/2012 Certificate and Abstract Book 3666, Page 42 R. Kenneth Lindell & Barbara Gray, named Personal Co-Representatives Deed of Sale by Personal Representative Book 3697, Page 4; dated 10/15/2012 to Richard and Janet Eckrote, as joint tenants

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0V-14-2018 :	10:43 WALDO COUNTY REGISTRY	2073386360	P.02
all and a second at the second			343.497
	Vol. 343.	497	3.3.24 3-14-34
that so, fy late of Peat Med of gaid Edwin D. drinur Hartley o gains and accign a certain 1 Main, bounded a and land owned b gotherly by Lit- me to Milton B.	X X O W A L L W X X B Y T S X B K F R R S X T S, ys 7, Bard of Finohester in the State of Massachusette, widdw of Edwin D. Burd. Hord. deceased, and Edwin D. Burd of said Winohester, son and sole beir at law , Burd in consideration of one dollar and other valuable considerations paid by of fhiladelphia in the State of Pennsylvania the receipt whereof we do hereby hereby give, grant, bargain, well and convey, unto the said Arthur Hartiny, his as forever. Let or parcel of land situated in Belfest in the County of Weldo and State of and described as follows, to with Bounded hopsherly by land of Adomiran Woody by W. L. West, deceased, at the time of his decease; easterly by Penobecot Bey; the River and land of Belfast Water District and westerly by land conveyed by Bills by deed recorded in Waldo Registry of Deeds.		<u> </u>
therech, that ar This convey Hilten D. Eille Which expires Ap Said Peal estate	re mened by Clarence Poor and by Miss Coullard. yance being made subject to a right of way scross the same as conveyed to said under said deed and subject to a certain leave given by us to Adoniran Woody pril 1, 1925 and subject to the rights of the public over the highest prossing a. Also reserving the right to sater the buildings on said premises and remove presonal property belonging to us.		ŧ
eppurtemences th and behaaf forev And we do C Geised in Fee of to sell and conv	D TO BOLD the aforegranted and bergained premines with all the privileges and bereaf, to the said Arthur Harviey, his beirs and assigns, to his and their use wer. Covenant with the said Grantes, his beirs and assigns, that we are lawfully f the premines, that they are free of all incumbrances; that we have good right rey the same to the said Grantes to bold as aforesaid; and that we and our will Marrant and Defend the same to the said Grantes, his beirs and awagns		
ferever, against	WILL WEFFERT AND DEFEND THE BAR TO THE SELL OFARTHE, HE BEFF ADD ADDIGNE t the lawful claims and demadds of all persons. WRENEOF, we the said Sdwin D. Burd and Eva 7. Avid sift of the said		

IN NITWENS MARREOF, No joining in this dood as Granter, and relinquishing and conveying - right by descent and all eiber rights in the above described premises, have herewate set our hands and seals this third day of March in the year of our Lord one thousand mine hundred and teenty four.

Signed, Sealed and Delivered	111-2	:	
in presence of	DOC.	:	
. Kate Sargent	571222	Edwin D. Bard	L. B.
1. T. Coullierd	15,00	Syn T. Burd	1. 5.
TATE OF MASSACHUSETTS, Middlesex se	March 7,	1924.	
Personally appeared the above no	and South D. Burd and an	knowledged the above ins	fliment
We be his free as a and deed.	· .		
Batore m.	T. Frice Wilson	•	
		ary Public.	

My commission expires August 15, 1924

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Beneived March 14, 1924, av 2h., 50m., P. M. Kouse Final. Deserded and compared. Attest:

Begister of Deeds

6.4

(9305)

452

KNOW ALL NEW BY THESE PRESENTS,

Vol. 386

. That I. Arthur Hartley of Philadelphia in the State of Pennsylvania in consideration of one dollar and other valueble considerations paid by genevieve E. Hargrave of said Philadelphis the receipt whereof I do hereby acknowledge, do hereby give, grant, bargein, sell and convey, unto the said Genevieve E. Hargrave, her beirs and assigns forever,

A cortain lot or percel of land situated in Belfast in the County of Waldo and State of Maine, bounded and described as follows, to with Bounded northerly by land of Adoniran Moody and land owned by W. L. West, deseased, at the time of his decease; easterly by Penchecot Bay; southerly by Little River and land of Belfast Water District and westerly by land conveyed by Eve T. Burd and Edwin D. Burd to Milton B. Hills by deed resorded in Waldo Registry of Deeda.

This conveyance being mude subject to the rights of the public over the highway erossing said real estate, and also subject to a certain mortgage given by me to The City National Bank of Belfast dated September 10, 1930, and recorded in Waldo Registry of Deeds, Book 367, Page 286.

Also excepting and reserving from the foregoing conveyance the cottage and eut-buildings thereon, owned by Clarence Poor.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said genevieve E: Hargrave her beirs and assigns, to her and their use and behoof forever.

And I do Covenant with the said Grantes, her heirs and assigns, that I am lawfully seised in fee of the presides, that they are free of all incumbrances; except said mortgage to said The City Mational Bank of Belfast that I have good right to sell and convey the same to the said Grantes to hold as aforesaid; and that I and my heirs shall and will Warrant and Defend the same to the said Grantee, her beirs and assigns forever, against the lawful claims 1.14 and demands of all persons, except for said mortgage. 1/5

IN WITNESS WHEREOP, I the said Arthur Hartley and Harrist L. Hartley wife of the said Arthur Hartley joining in this deed as Granter, and relinquishing and conveying her right by descent and all other rights in the above described premises, have hereunto set our hands and seals this twenty-seventh day of August in the year of our Lord one thousand nine hundred and thirty-four.

Signed, Seeled and Delivered in presence of John R. Dunton to both

the store of the second

3. 18 Sec. 1 . 1

U. S. DOC. STAMP \$6.00

Arthur Martley LiBi Harriet L. Martley L.S.

STATE OF MAINE, Waldo se. August 28 1934.

Personally appeared the above named Arthur Hartley and seknowledged the above instrument to be his free att and deed.

> John R. Dunten **. 66** - 67 - 72

> > Justice of the Peace.

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10 S. 199

Walde as. Received August 20, 1984, at 9h., 35m, A. K. Poyal Begister of Doods, Resorded and sompared. Attoite

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WALDO COUNTY REGISTRY

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Vol. 386

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(8058)

化甘白甘 美尼尼 就名曰 医牙 刑用书辞书 医牙医非胃胃外部

That I. Conservers E. Margrave of Philadelphia in the State of Pennayleanis in sensideration at one dollar and other valuable considerations paid by Arthur Martley and Marriat L. Nartley, his wife, both of said Philadelphia the reseipt whereof I do hereby asknowledge, do hereby remise, release, hergein, sell and convey, and forever quit-claim unto the said Arthur Martley and Harrist L. Hartley, his wife, and the survivor of them as joint tenents and not as tenents in common, their beins and assigns forever,

A cortain lot or parcel of land situated in Belfest in the County of Welde and State of Weine, bounded and described as follows, to wit: Bounded northerly by land of Adobiran Needy and land owned by W. L. West, deceased, at the time of his decease; sectorly by Panchedot Hay; woutherly by Little River and land of Belfest Water District and westerly by land conveyed by Eve T. Burd and Emerim D. Burd to Milton B. Hills by deed memoried in Welde Registry of Peeds.

This conveyence being made aubject to exceptions, reservations rights of the public and Martgage as Got forth in deed of soid Arthur Furthey is me bearing even date herewith to be reworded herewith in Waldo Registry of Pesds. Deing the same real estate ponyage to me by said deed of said Arthur Hartiey.

TO RIVE AVE TO Hole the sees, together with and the privileges and appurtementes thereunte balonging, to the maid Arthur Mertley and Parriet E. Hartley and the survivor of them in joint' Semanay and not as temants in compon, their bairs and setigns forever.

And I do Govenant with the said Grantwes, their heirs and essigns, that ; will warrant and forever refend the presides to them the said Grantees, their heirs and essigns forever, against the lewful claims and desends of all porsons claiming by, through, or under me.

IN MISNESS BERREGF, I the spid Generieve E. Hergrave, have bereunto <u>our</u> bands and seals this twenty-seventh day of fuguet in the year of our Lord one thousand nime hundred and thirtyfour.

Signed, Sealed and Colivered In presence of John R. Funion



Ganesjeva E. Hargravê L.S. L.S.

STATE OF MAINE, Walds sp.

August 38 1934.

Personally appeared the above mand Genevieve E. Surgrave and asknowledged the abave instimument to be her free sot and deed.

Sefore ze. John R. Dunton

JEASING OF the Peace.

Valdo ss. Received August 38, 1034, at Sb., 35m. Recorded and compared, Attests

Register of Deeds.

(9308)

That I, George Parker Coak of belfast in the Sounty of Waldo and State of Malme in eensideration of one dollar and other valuable considerations paid by William W. Diskey of Swamville in said County and Biats the receipt whereaf I do hereby asknowledge, do hereby Pesise, release, bargain, sail and convey, and forever quit-claim unto the said William W. Diskey, his here and settens forever.

A sertain lot or parasi of land with the buildings thereon, aituated in the oity of Belfast, and bounded and described as follows, to wit: Deginning at the intersection of the south line of land formerly of the late Dabiel Hinds, with the exciterly line of Worthport Avenue; thenow easterly on soid Hinds moutherly line, sighteen rode (18) to stake and stones;

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Christine Decker by Maurice L. Decker by deed dated May 5, 1914, recorded in Waldo Registry of Deeds, Book 313, Page 365; conveying to Mabel Thomas by said deeds an undivided one-third interest in said real estate and the entire interest of the said minors, to all of which deeds and the records thereof reference may be had for a more complete description.

Meaning and intending to convey the sume premises as conveyed to John F; Fitzgerald by Mabel Thomas by her deed dated January 5, 1938, recorded in Waldo Registry of Dawls, Book 405, Page 151; and conveying the same premises as deeded to Robert H. Karns by Alexander R; Gillmor by Quit-claim Deed dated December 27, 1945 and recorded in Waldo County Registry of Deeds, Book 441, Page 120.

TO HAVE AND TO HOLD the aforegraphed and bargained premises with all the privileges and appurtenances thereof, to the said Fred O. Dodge, aforesaid, his heirs and assigns, to his and their use and behoof forever.

And I do Govenant with the said Grantee, his reirs and assigns, that I am lawfully seized in fee of the premises that they are free of all incumbrances; that I have wood right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will Warrant and Defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I the said Robert H. Karns and Thelma A. Karns wife of the said Robert H. Karns joining in this deed as Grantor, and relinquishing and conveying her right by descent and all other rights in the above described premises, have hereunto set our hands and seals this sixth day of August in the year of our Lord one thousand nine hundred and forty-six.

Signed, Scaled and pelivered in presence of Hillard H. Buzzell

Linwood H. Robertson

DOC. STAMP
\$1.10

Robert H. Karns L.S. Thelma A Karns L.S.

August 6 1946.

452-200

STATE OF MAINE, WALGO 8

Personally appeared the above named Robert H. Karns and acknowledged the foregoing instrument to be his free set and deed.

Before me.

Hillard H. Buzzell Justice of the Poso

Received August 6, 1946, at 11h., 55m., A. M.

4450

KNOW ALL MEN BY THESE PRESENTS;

That I, Harriet L. Hartley of Philadelphia in the Commonwealth of Pennsylvania, single woman in consideration of one dollar and other valuable considerations paid by Fred R. Poer of Belfast in the County of Waldo and State of Maine the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said Fred R. Poor, his heirs and assigns forever.

A certain lot or parcel of land situated in Belfast in the County of Waldo and State of Maine, bounded and described as follows, viz: Beginning at the head of a gully in the

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center of a concrete culvert which is on or near the Southerly bound of the Atlantic Highway; thence Southeasterly following the bottom of the gully 275 ft. more or less to an iron bolt in the mouth of a brook; thence Easterly and Northeasterly along high water mark of Penobscot Bay 410 ft. more or less to a stake at the outlet of a gully; thence Northerly up the bottom. of the said gully 100 ft.; thence West 507 ft. to the center of a gully on or near the Scutherly bound of the Atlantic Highway; thence Westerly along the Southerly bound of said highway 206 ft. to the point of berinning. Said lot contains 2.23 acres, more or less. Being a portion of the premises conveyed by Genevieve E. Hargrave to Arthur and Harrist L. Hartley by deed dated August 27, 1934 and recorded in Waldo Registry of Deeds, Book 356, Page 453.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenences thereof, to the said Fred R. Poor, his heirs and assigns, to his and their use and behoof forever.

And I do Covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all incumbrances; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will Warrant and Defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

The lot or parcel of land herein described is conveyed to Fred R. Poor with the understanding it is to be used for residential purposes only, that no business for profit is to be conducted there unless agreed to by Harriet L. Hartley, her heirs or Assigns.

IN WITNESS THEREOF, I the said Harriet L. Hartley have hereunto set my hand and seal this tventy-fifth day of January in the year of our Lord one thousand nine hundred and forty-siz.

Signed, Sealed and Delivered in presence of

John B. McGann Samuel U. Levin STATE OF PERSSYLVANIA

City and County of Philadelphia



Harriet L. Hartley L.S.

June 19 - 1946.

Personally appeared the above named Harrist L. Hartley and acknowled, ed the above in-

struments to be her free act and deed.

c 'n

Before .me, Samuel U. Levin Notary Public My Commission expires 3/19/1947

IN THE COURTS OF COMMON PLEAS OF PHILADELPHIA COUNTY

STATE OF PENNSYLVANIA County of Philadelphia,

I, Meredith Hanna, Prothonotary of the Gourts of Common ss.) Pleas of said county, which are Courts of Record having a com-mon snal, being the officer authorized by the laws of the State of Pennsylvania to make the following Certificate, acting by My Deputy, John J. Hoerr.

do Certify, That Samuel U. Levin Esquire, whose name is subscribed to the certificate of the acknowledgment of the annexed instrument and thereon written, was at the time of such acknowledgment a Notary Public for the written, was at the time of such acknowledgment a Notary Public for the Commonwealth of Pennsylvania, residing in the County Aforesaid, duly commissioned and qualified to administer oaths and affirmations and to take acknowledgments and proofs of Deeds or Convryances for lands, tene-ments and hereditaments to be recorded in said State of Pennsylvania, and to all whose acts, as such, full faith and credit are and ought to be given as well in Courts of Judicature as elsewhere; and that I am well acquainted with the handwriting of the said Notary Public and verily believe the sim-ture thereto is penuine, and I further certify that the said instrument is executed and acknowledged in conformity with the laws of the State of Pennsylvania. executed and acknowledged in conformity with the laws of the State of Penn sylvania.

A COLORED OF THE OWNER OF THE OWN

By Avania. The impression of the seal of the Notary Public is not required by law to be filed in this office. IN TESTIMONY WHAREOF, I have hereunto set my hand and affixed the seal of shid Court, this 19th day of June in the year of our Lord one thousand nine hu drad forty-six (1946) Heredith Hana, Prothonotary Hereived August 6,1946, at 12M., 1940. Durants Absentia, Becundum Legem.

108 691-44 1-28.11 7-39.71 4. NUCK 691 MCE 4. 2807 DEED **A R R A N T T** I, FREDERIC R. POCR, of Belfast, Walds County, Haine, an unremarried widower, for consideration paid, grant to WILLIAN D. POOR . and PHYLLIS J. POOR, husband and wife, both of Northport, Suffolk County, New York, as joint tenants, with Warranty Covenants, a certain lot or parcel of land, together with the buildings thereon, situated . in said BELFIST and more particularly bounded and described as follows: to wit: Beginning at the head of a gully in the center of a concrete culvert which is on or near the southerly bound concrete cultert which is on or near the coutherny bound of the Atlantic Highway, so-called; thence southernterly following the bottom of the gully along the northernterly bound of land of Joneph Grady two hundred seventy-five (275) feet, more or less, to a point in the mouth of a brook; thence chuterly and morthemizerly ming high-water proof then a date if y and northedetery itong algameter wirk of Penebaset hay four hundred ten (410) feet, more or leas, to a point at the cullet of a guily; then as agrinerly up the bottom of said guily, along the westerly bound of land of Douglas forier, one hundred (160) feet; then a west along the line of said forier five hundred seven (507) fest to the center of a gully on or near the southerly bound of the Atlantic Highway: thence westerly along the southerly bound of soid highway; two hundred six (206) fect to the point of beginning. Said let contains two and twenty-three hundredths (2-23) acres, more or less. Heaning and intending to convey and hereby conveying the same premined described in a deed from Marriet L. Hartley to coid Frederic R. Poor, under the name of Fred R. Pour, dated Junuary 25, 1946, and recorded in Weldo County Registry of Deede in Book 452, Page 205. Hitness my hand and seal this twenty-eighth day of July one thousand mine hundred and peventy-one. Signed, Sealed and Delivered in presence of M. Thil fore O State of Maine County of Waldo, 55. July 29, 1971 Then personally appeared the above-named Frederic R. Poor ねむ acknowledged the foregoing instrument to be his free sot and deed. Before me. ģ. 7 2807 Cint Justice. ary Public Registry of Dieda ROGER 7. SLAKE Elate of Maine. **Valdo** ATTOCHET AT LAW Redaived mainten Bapine De มีบไ -山 má ressrésé A\$\$9#\$!

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Knor	v all Men by these Presents.
That we, Doug]	as I. Tozier and Marion Tozier, both of Belfast in
1	ldo and State of Maine, whose mailing address is
	, Belfast, Maine 04915,
in consideration	of one dollar and other valuable considerations
paid by William	C. Poor and Phyllis J. Poor, both of 282 Club House
Drive, Willingbo	ro, New Jersey,
the receipt where	
i i i i i i i i i i i i i i i i i i i	ell and counsey, unto the said William C. Poor and
Phyllis J. Poor	
as joint tenants	and not as tenants in common, their heirs and
buildings thereo	a certain lot or parcel of land together with the n situate in Belfast in the County of Waldo and ore particularly bounded and described as follows,
known and design of land to be re 05" East by and Grantors one hun iron pin driven 84*23'54" East n pin driven into Grantors; thenc land to be retai one tenth (205.1 thence turning a by iron pipes dr	d leading from Northport to Belfast, commonly ated as U. S. Route \$1 in the southerly bound tained by the within Grantors; thence South 57°04 along the southerly bound of land of the within dred sixty and five tenths (160.5) feet to an into the ground; thence turning and running South inety-six and five tenths (96.5) feet to an iron the ground at land to be retained by the within e turning and running South 26°23'45" East by ned by the within Grantors two hundred five and) feet to an iron pipe driven into the ground; nd running South 89°48' West upon a line delineate iven into the ground five hundred (500) feet, and along the northerly bound of other land of ees to the headwall of a culver passing beneath ed U. S. Route \$1; thence turning and running
the within Grant the aforemention in a course of N bound of the afo (476) feet, more	orth 32*20'15" East by and along the e_sterly rementioned Route #1 four hundred seventy-six
the within Grant the aforemention in a course of N bound of the afo (476) feet, more Being a portion by deed of Sam M	orth 32°20'15" East by and along the elsterly rementioned Route #1 four hundred seventy-six or less, to the iron pin at the point of beginning
the within Grant the aforemention in a course of N bound of the afo (476) feet, more Being a portion by deed of Sam M	orth 32°20'15" East by and along the elsterly rementioned Route #1 four hundred seventy-six or less, to the iron pin at the point of beginnin of the same premises conveyed to these Grantors . Cassida, et ux. dated April 17, 1963, recorded
the within Grant the aforemention in a course of N bound of the afo (476) feet, more Being a portion by deed of Sam M	orth 32°20'15" East by and along the elsterly rementioned Route #1 four hundred seventy-six or less, to the iron pin at the point of beginning of the same premises conveyed to these Grantors . Cassida, et ux. dated April 17, 1963, recorded
the within Grant the aforemention in a course of N bound of the afo (476) feet, more Being a portion by deed of Sam M	orth 32°20'15" East by and along the elsterly rementioned Route #1 four hundred seventy-six or less, to the iron pin at the point of beginning of the same premises conveyed to these Grantors . Cassida, et ux. dated April 17, 1963, recorded
the within Grant the aforemention in a course of N bound of the afo (476) feet, more Being a portion by deed of Sam M	orth 32°20'15" East by and along the elsterly rementioned Route #1 four hundred seventy-six or less, to the iron pin at the point of beginning of the same premises conveyed to these Grantors . Cassida, et ux. dated April 17, 1963, recorded
the within Grant the aforemention in a course of N bound of the afo (476) feet, more Being a portion by deed of Sam M	orth 32°20'15" East by and along the elsterly rementioned Route #1 four hundred seventy-six or less, to the iron pin at the point of beginning of the same premises conveyed to these Grantors . Cassida, et ux. dated April 17, 1963, recorded
the within Grant the aforemention in a course of N bound of the afo (476) feet, more Being a portion by deed of Sam M	orth 32°20'15" East by and along the elsterly rementioned Route #1 four hundred seventy-six or less, to the iron pin at the point of beginning of the same premises conveyed to these Grantors . Cassida, et ux. dated April 17, 1963, recorded

BK: 717 PG: 341

Sec. and 717 FACE 342 We have and to hold the aforegranted and bargained premises with all 7 the privileges and appurtenances thereof, to the said William O. Poor and Phyllis J. Poor as joint tenants and not as tenants in common, their heirs and $^{\mathbb{N}}$ assigns, to their own use and behoof forever. And ! we do revenued with the said Grantees, as aforesaid, that we are lawfully seized in fee of the premises, that they are free of all encumbrances; reserving, nevertheless, the right to use and occupy the premises until the first day of October, 1974; have good right to sell and convey the same that we to the said Grantees to hold as aforesaid; and that VA our heirs shall and will Warrant and Defend the same to the and said Grantees, their heirs and assigns sgeinet the lawful claims and demands of all persons. **1** in Witness Whrreof. we, the said Douglas I. Toxier and Marion Toxier, being husband and wife and mutually and a 201223 joining in this deed as Grantors, and relinquishing and conveying Our right by descent and all other rights in the above described premises, have hereunto set our [hands and seals this twenty-eighth day of August in the year of our Lord one thousand mine hundred and seventy-four. 1.1 Signed, Bealed and Delivered in presence of anhar 4DIT ٠,٠ ٢. Blate of fliaine. Waldo August 28 18 74 Personally appeared the above named Douglas I. Tozier and acknowledged the foregoing instrument to be his free act and deed. Sec. 4160 -Before me, State of Mainey Wolds the Replacy of Deads 1 onken August 29 19 74411 R.15R. Justice of Åπ Hotary Public. ad is begi 717 1000 341 • • • • 1015

BK: 717 PG: 342

111 Image: 1 of 2 4-34 75 1-34 75 1-15 75 DEED 07/15/1975 2000. BOTS 3425 Know All Ren by These Presents, What We, William O. Poor and Phyllis J. Poor both of Belfest, in the County of Waldo and State of Maine, in consideration of one dollar and other valuable considerations, paid by Douglas I. Tozier and Marion Tozier, both of Bolfast, in the County of Waldo and State of Maine, the receipt whereaf ue. do hereby acknowledge, do hereby remine, release, bergein, sell and convey, and forever suff-risin unto the said Douglas I. Tozier and Marion Tozier as joint tynants and not as tepants in conson, their heirs and assigns forever, a certain lot or parcel of land, together with the buildings thereon situate in Belfast in the County of Waldo and State of Maine more particularly bounded and described as follows, to vit: Beginning at an iron pin driven into the ground in the easterly bound of the road leading from Northport to Belfast, commonly known and designated as U. S. Route di in the southerly bound of land to be retained by Douglas I. Tozier, et ux.; thence South 57° 04° 05" East by and along the southerly bound of land of said Douglas I. Tozier, et ux. one hundred sixty and five tenths (160.5) feet to an iron pin driven into the ground; thence turning and running South 84° 23° 54" East ninety-six and five tenths (96.5) feet to an iron pin driven into the ground; thence turning (96.5) feet to an iron pin driven into the ground at land to be retained by the within Tozier; thence turning and running South 26° 23° 45" East by land to be rotained by the within Tozier two hundred five and one tenth (205.1) feet to an iron pipe driven into the ground; thence turning and running South 89° 46° West upon a line delineated by iron pipes driven into the ground five hundred (500) feet, more or less, by and along the northorly bound of other land of the said Tozier to the headwall of a culvert passing beneath the afora-montioned U. S. Route #1; thence turning and running in s course of N:rth 32° 20' 15" East by and along the ensterly bound of the eforementioned Route #1 four hundred seventy-six (476) feet, more or less, to the iron pin st the point of boginning. Being all and the same premises conveyed by deed of Douglas I.Tozler, et ux. to William D. Poor, et ux. dated August 28, 1974, recorded in Waldo County Registry of Deeds, Book 717, Page 341. The purpose of this deed is to facilitate the correction of an error in the aforementioned deed to the within Grantors, the Grantees herein having executed simultaneously with this instrument a new deed correcting said error. 724 na d13 8388 . 1 144 23 3

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- 11 VIII -100 724 mpt 414 Us have and to hold the same, together with all the privileges and 111 . appurtenances thereunto belonging, to the said ." 11 11 ... Douglas I. Tozier and Marion Tozier as joint tenants and not as tenants in cosmon, their beirs and . assigns, to their own use and behoof forever. do ' covenant with the said Grantees, their heirs and Anh WO Assigns, and the survivor of them and the heirs and assigns of the survivor of them, that W8 shall and will Barrant and Forever Briend the same to the said Grantses, their heirs and assigns against the lawful slaims and demands of all persons claiming by, through of under US. In Witness Wheread, we the said William O Poor and Phyllis J. Poor, 11 • being husband and wife, and mutually *،*۱ 111 Tils THE REAL PROPERTY AND INCOME. joining in this dood as Grantors, and relinquishing and conveying our right by descent and all other rights in the above described premises, have hereunte set our hands and seal 6 this twenty-fourth day of April in the year of our Lord one thousand mine hundred and seventy-five. ۰. **张张锐悦张表** t NEW JERSEY, 93 VE 14 State stratum, County of JULLINGTON 7 1# 75 • : Personally appeared the above named William O. Poor and Phyllis J. + j Poor and acknowledged their the foregoing instrument to be free act and deed Before me. . ams HOTARY PUBLIC BURGER WARK NOT 2.7 My Commission expires He Commission Laples Oct. 27, 1906 475 Publis 3425 ٠. o lug d ال (Notarial Seal) July 15 175 ... 3 11. 30 MP 1/17'0*it* 724 413 · ,

Know all Men by these Presents.

Wini We, Douglas I. Tozier and Marion Tozier, both of Belfast, in the County of Waldo and State of Maine, whose mailing address is Northport, Maine, Belfast, Maine 04915

(506)

in consideration of one dollar and other valuable considerations,

paid by William O. Poor and Phyllis J. Poor, both of Belfast, in the County of Waldo and State of Maine,

the receipt whereof

do hereby acknowledge, do hereby

give, grant, bargain, sell and convey, unto the said

William O. Poor and Phyllis J. Poor,

as joint tenants and not as tenants in common, their heirs and

assigns forever, a certain lot or parcel of land together with the buildings thereon situate in Belfast in the County of Waldo and State of Maine more particularly bounded and described as follows, to wit:

Beginning at an iron pin driven into the ground in the easterly bound of the road leading from Northport to Belfast, commonly known and designated as U. S. Route #1 in the southerly bound of land to be retained by the within Grantors; thence South $57^{\circ}04'$ 05" east by and along the southerly bound of land of the within Grantors one hundred sixty and five tenths (160.5) feet to an iron pin driven into the ground; thence turning and running South 84° 23' 54" East ninety-six and five tenths (96.5) feet to an iron pin driven into the ground at land to be retained by the within Grantors; thence turning and running South 26° 23' 45" East by land to be retained by the within Grantors two hundred five and one tenth (205.1) feet to an iron pipe driven into the ground; thence turning and running South 89° 48' West upon a line delineated by iron pipes driven into the ground five hundred (500) feet, more or less, by and along the northerly bound of other land of the within Grantees to the headwall of a culvert passing beneath the aforementioned U. S. Route #1; thence turning and running in a course of North 32° 20' 15" East by and along the easterly bound of the aforementioned Route #1 three hundred fifty (350) feet, more or less, to the iron pin at the point of beginning.

Being a portion of the same premises conveyed to these Grantors by deed of Sam M. Cassida, et ux. dated April 17, 1963, recorded in Waldo County Registry of Deeds, Book 608, Page 290.

This deed is given to correct an error in the description in a deed given by the within Grantors to William O. Poor, et ux. dated August 28, 1974, recorded in Waldo County Registry of Deeds, Book 717, Page 341.

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114 BOUL 724 PLUE 416 2 2 • • • .! Us peer and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said 7.3' William O. Poor and Phyllis J. Poor, as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever. do sevenant with the said Grantees, as aforesaid, that And We. lavfully seized in fee of the promises, that they WE ATE are free of all encumbrances; that MA have good right to sell and convey the same to the said Grantees to hold as aforosaid; and that our heirs shall and will Barrant and Defend the same to the and said Grantees, their heirs and assigns egainst the lawful claims and demands of all persons. we the said Douglas I. Tozier and Marion Tozier in Bitness Bhereol. being husband and wife, and mutually, XENG st the set at joining in this deed as Grantors, and relinquishing and conveying our right by descent and all other rights in the above described premises, have hereunto set our twenty-fourth hands and seals this day of Apri1 in the year of our Lord one thousand nine hundred and seventy-five. Signed, Braled and Beituered in presence of Sanker (6D) T.) Doughes & togies ۲ Marion Tozier . . . State of Maine, County of Waldo, 18 75 July 8 **2**0. Personally appeared the above named Douglas I. Tozier and acknowledged the Toregoing instrument to be his free act and deed. TARE Before me, . 3426 an Matios - St the Penes. VB. July 15 75 3 ي 30, P., Hotary Public. 724 415 11 100 Dashter

BACK 752 FACE 242

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1415 Know all Men by these Presents,

UNIT We, WILLIAM O. POOR and PHYLLIS J. POOR, husband and wife, both of Willingboro, County of Burlington and State of New Jersey

in consideration of one dollar and other valuable considerations

paid by PREDERICK C. KELLY and PRISCILLA B. KELLY, husband and wife, both of Northport, County of Waldo and State of Maine

and whose mailing address is RFD, Bolfast, Maine 04915

the receipt whereof we do hereby acknowledge, do hereby

give, grant, bargain, sell and convey, unto the said

Frederick C. Kelly and Priscilla B. Kelly

as joint tenants and not as tenants in common, their heirs and assigns, and to the survivor of them and the heirs and assigns of the survivor of them manigums forever, manobimizations around a substants

A certain lot or parcel of land, together with the buildings thereon, situate in BELFAST, County of Waldo and State of Maine and more particularly bounded and described as follows, to wit:

Beginning at an iron pin driven into the ground on the easterly bound of the road leading from Northport to Belfast, commonly known and designated as U. S. Route #1 in the southerly bound of land now or formerly of Douglas Tozier et ux; thence South $57^{\circ}04'05"$ East by and along the southerly bound of land of the said Tozier one hundred sixty and five tenths (160.5) feet to an iron pin driven into the ground; thence turning and running South $40^{\circ}23'54"$ East pipetweiv and five tenths (96 5) foot to ap iron and running south 84°23'54" East ninety-six and five tenths (96.5) feet to an iron pin driven into the ground at land to be retained by the said Tozier; thence turning and running South 26°23'45" East by land to be retained by the said Tozier, two hundred five and one tenth (205.1) feet to an iron pipe driven into the ground, which said iron pipe marks generally southeasterly corner of land described in a deed from Douglas I. Tozier et ux to William O. Poor et ux, dated April 24, 1975 and recorded in the Waldo County Registry of Deeds in Book 724, Page 415, which said point is also the generally northeasterly corner of land described in a deed from Frederic R. Poor to William O. Poor et ux, dated July 28, 1971 and recorded in said Registry in Book 691, Page 44; thence by the same course South 26°23'45" East along generally easterly bound of land conveyed by Frederic R. Poor to William O. Poor et ux by deed aforesaid one hundred (100) feet, more or less, to an iron stake driven into the ground on the shore of Penobscot Bay; thence westerly and southwesterly by the shore of Penobscot Bay, one hundred and twenty-five (125) feet, more or less, to an iron stake driven into the ground; thence at a bearing calculated to be North 43° West by land of the Grantors, one hundred fifty-five (155) feet, more or less, to a point on the generally southerly line of land conveyed by Tozier to Poor by deed aforesaid; thence by the same course calculated to be North 43° West by land of the Grantors, two hundred and ninety-five (295) feet, more or less, to an iron stake driven into the ground on the generally easterly bound of U. S. Route #1 aforesaid; thence North 32°20'15" East by and along the easterly bound of the aforesaid Route #1, seventyfive (75) feet, more or less, to the point of beginning.

MEANING AND INTENDING TO CONVEY and hereby conveying a portion of the premises described in two deeds as follows, to wit: One from Douglas I. Tozier and Marion Tozier to us, William O. Poor and Phyllis J. Poor, dated April 24, 1975 and recorded in the Waldo County Registry of Deeds in Book 724, Page 415; and one from Frederic R. Poor to

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117 752 FAGE 244 880X To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Frederick C. Kelly and Priscilla B. Kelly as joint tenants and not as tenants in common, their heirs and assigns, and to the survivor of them and the heirs and assigns of the survivor of them assigns, to their own use and behoof forever. do concusul with the said Grantees, as aforesaid, that And lawfully seized in fee of the premises, that they we are are free of all encumbrances; subject to the prorata share of real estate taxes assessed against the premises as of April 1, 1978, which said share the Grantees by their accoptance of this deed assume and agree to pay we have good right to sell and convey the same that to the said Grantees to hold as aforesaid; and that we and our heirs shall and will Warrant and Defend the same to the said Grantees, their heirs and assignaxagainabolahaxkamfukkxakadaaxank demonds of xall x persons, and the survivor of them, and the heirs and assigns of the survivor of them forever, against the lawful claims and demands of all persons. In Mitness Whereof, we the said William O. Poor and Phyllis J. Poor, being husband and wife, and mutually, 8 Punks WITH joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our thirteenth hands and seals this day of March in the year of our Lord one thousand nine hundred and seventy-eight. Signed, Bealed and Deltvered in presence of State of Maines WALPOV DE. 'llarce 19 78 Personally appeared the above named William O. Poor and Phyllis J. Poor and acknowledged the foregoing instrument to be their free act and deed. Befbre me. 14 a, Randamy of Deeds **~**78... z INDORXX PANAMA CAPBARYX Iscal. Notary Public. 752 -242 نا<u>ب</u>هايم XARREN XXHONK XX XXXXXXXX Register *

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	QUITCLAIM DEED With Covenant
	02959 Know all Men by these Presents,
	ပါးကျောက် WillIAN O. POOR and PHYLLIS J. POOR of Willinghoro, County of Burlington, State of New Jersey
	inconsideration of one dollar and other valuable consideration
	paid by FREDFRICK C. KELLY and PRISCILLA BRYANT KELLY of Northport, County of Walde, State of Maine
	whose mailing address is Northport Avenue Naine 04915
Paid	the receipt when of we do hereby acknowledge, do hereby settline, relevant, bargain
No Transfer Tax	aell and contrey, and forever quitrizing unto the said Frederick C. Kelly and Priscilla Bryant Kelly
No Tr	their heirs and assigns forever,
	All land in Belfast northeasterly of a certain line bounded and described as follows:
	Beginning at an iron pin in the easterly bound of U.S. Route #1 which said iron pin marks a corner of land conveyed to Frederick C. Kelly and Priscilla Bryant Kelly in Book 752, Page 242 and marking the corner of land of William O. Poor and Phyllis J. Poor; thence South 35° 56' 50" East four hundrad fifty-four and two tenths (454.2) feet to an iron pin; thence continuing on the same course nineteen (19) feet more or less, to the high water mark of Penobscot Ray. Said
	line being the southwesterly line of land conveyed to Frederick C. Kelly and Priscilla Bryant Kelly by William O. Poor and Phyllis J. Poor by deed dated April 3, 1978 in which said line was described in said deed as having a "bearin calculated to be North 43° West."
	Priscilla Bryant Kelly by William O. Poor and Phyllis J. Poor by deed dated April 3, 1978 in which said line was described in said deed as baving a "bearin
	Priscilla Bryant Kelly by William O. Poor and Phyllis J. Poor by deed dated April 3, 1978 in which said line was described in said deed as having a "bearin calculated to be North 43° West." The purpose of this deed is to correct and parmanently establish the south- westerly line of the Frederick C. Kelly and Priscilla Bryant Kelly parcel and
	Priscilla Bryant Kelly by William O. Poor and Phyllis J. Poor by deed dated April 3, 1978 in which said line was described in said deed as having a "bearin calculated to be North 43° West." The purpose of this deed is to correct and parmanently establish the south- westerly line of the Frederick C. Kelly and Priscilla Bryant Kelly parcel and
	Priscilla Bryant Kelly by William O. Poor and Phyllis J. Poor by deed dated April 3, 1978 in which said line was described in said deed as having a "bearin calculated to be North 43° West." The purpose of this deed is to correct and parmanently establish the south- westerly line of the Frederick C. Kelly and Priscilla Bryant Kelly parcel and
	Priscilla Bryant Kelly by William O. Poor and Phyllis J. Poor by deed dated April 3, 1978 in which said line was described in said deed as having a "bearin calculated to be North 43° West." The purpose of this deed is to correct and parmanently establish the south- westerly line of the Frederick C. Kelly and Priscilla Bryant Kelly parcel and
	Priscilla Bryant Kelly by William O. Poor and Phyllis J. Poor by deed dated April 3, 1978 in which said line was described in said deed as having a "bearin calculated to be North 43° West." The purpose of this deed is to correct and parmanently establish the south- westerly line of the Frederick C. Kelly and Priscilla Bryant Kelly parcel and
	Priscilla Bryant Kelly by William O. Poor and Phyllis J. Poor by deed dated April 3, 1978 in which said line was described in said deed as having a "bearin calculated to be North 43° West." The purpose of this deed is to correct and parmanently establish the south- westerly line of the Frederick C. Kelly and Priscilla Bryant Kelly parcel and
	Priscilla Bryant Kelly by William O. Poor and Phyllis J. Poor by deed dated April 3, 1978 in which said line was described in said deed as having a "bearin calculated to be North 43° West." The purpose of this deed is to correct and parmanently establish the south- westerly line of the Frederick C. Kelly and Priscilla Bryant Kelly parcel and

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1	To have and to hold the same,	together with all the privileges and appurtenances
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Í	their heirs and assigns forever. All we do cunctum with the	
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		repremises to the said Grantee s. their heirs and
	assigns forever, against the lawful claims and demands	of all persons claiming by, through, or under
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	In Witness Whereof, we	
	201 MUMPAB WIPPPOI, ve	,thesaid William O, Poor and Phyllis J. Poor
	XX	
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1	NUMERNANNA as Grantor s, and tellinguishing on	d conveying all rights by descent and all other rights in the
	above described premises, have hereunto set thei	rhands and seals this the day of the
I	month of May , A.D. 1987.	
	Bigued, Sealed and Velturers	
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	Sou la L. Nam	William 9. Poor
		Phylics J. Poor
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	State of Mujue, County of Valdo	BD. May 4, 1987.
	Then personally appeared the above named	illiam O. Poor and Phyllis J. Poor
	Then personally appeared the above named an attorney at law of the State of November 30, 1971 and remain in gos	Alliam O. Foor and Phyllis J. Poor
	Then personally appeared the above named an attorney at law of the State of November 30, 1971 and remain in go	Alliam O. Poor and Phyllis J. Poor New Jersey admitted to practice od standing. Meir freesel and deed.
	Then personally appeared the above named the an attorney at law of the State of Novembar 30, 1971 and remain in go and acknowledged the foregoing instrument to be the Befor RECCIVED WALDD COUNTY	Alliam O. Poor and Phyllis J. Poor New Jersey admitted to practice od standing. Meir freesel and deed.
	Then personally appeared the above named the an attorney at law of the State of November 30, 1971 and remain in ga- and acknowledged the foregoing instrument to be the Befor REGUIVED WALDD COUNTY REGUSTER OF DEEDS	Ailliam O. Poor and Phyllis J. Poor New Jersey admitted to practice ad standing. Heir freeset and deed. e me, Notary Public THOMAS J. SCATTERGOODALGOINE at Law
	Then personally appeared the above named the an attorney at law of the State of Novembar 30, 1971 and remain in gos and acknowledged the foregoing instrument to be the Befor RECCIVED WALDO COUNTY REGISTER OF DEEDS 1907 HAY -7 AN 8: 10	Ailliam O. Poor and Phyllis J. Poor New Jersey admitted to practice od standing. Heir freesel and deed.
	Then personally appeared the above named the an attorney at law of the State of November 30, 1971 and remain in gos and acknowledged the foregoing instrument to be the Befor REGUIVED WALDD COUNTY REGISTEN OF DEEDS 1907 HAY -7 AN 8: 10	Ailliam O. Poor and Phyllis J. Poor New Jersey admitted to practice ad standing. Heir freeset and deed. e me, Notary Public THOMAS J. SCATTERGOODALGOINE at Law

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	QUITCLAIM DEED With Covenant	
	106560	
	Know all Men by these Presents,	
	Chut FREDERICK C. KELLY and PRISCILLA BRYANT KELLY of Northport County of Waldo, State of Maine	
	in consideration of one dollar and other valuable consideration	
-11	paid by WILLIAM O. FOOR and PHYLLIS J. FOOR of Willingboro, County of Bur State of New Jersey	lington,
No Transfer Tax Paid	whose mailing address is 282 Club House Drive Willingboro, NJ 08046	
2015	the receipt whereof we do hereby acknowledge, do hereby remise, reisage, ba	rasla
	sell and summer, and forever quitclaim unto the said William O. Poor and Phyllis J	-
	their heirs and assigns forever,	
بعلده تدخلته بالنامة أحواسه فالتقليله المكالمة التركيم والمنادية والمنادعة والمنادعة	All land in Belfast southwesterly of a certain line bounded and described follows:	2\$
	Beginning at an iron pin in the easterly bound of U.S. Route #1 which said pin marks a corner of land conveyed to Frederick C. Kelly and Priscilla Br Kelly in Book 752, Page 242 and marking the corner of land of William O. P and Phyllis J. Poor; thence South 35° 56' 50" East four hundred fifty-four two tenths (454.2) feet to an iron pin; thence continuing on the same cour: nineteen (19) feet more or less, to the high water mark of Penobscot Bay. Line being the northeasterly line of land conveyed to Frederick C. Kelly an Priscilla Bryant Kelly by William O. Poor and Phyllis J. Poor by deed dated April 3, 1978 in which said line was described in said deed as having a "b calculated to be North 43° West."	yant oor and se Said nd i
a de banda e constante en esta	The purpose of this dued is to correct and permanently establish the north- easterly line of the Frederick C. Kelly and Priscilla Bryant Kelly parcel a the southwesterly line of land of William O. Poor and Phyllis J. Poor.	- Ind
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	together with all the privileges and appurtenances
thereunto belonging, to the sold William O. Poor	and Phyllis J. Poor
their heirs and assigns forever.	
And we do concumt which it	he said Granices, their heirs and assigns, that
we shall and will warrant and defend th	he premises to the said Orantees , their heirs and
assigns forever, against the lawful claims and demands (of all persons claiming by, through, or under them
	:
In Witness Whereof, 🐭	the said Frequerick C. Kelly and
	Priscilla Brynnt Kelly
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Natalinanity South a south a south	
above described premises, have hereunto set their	d conveying all rights by descent and all other rights in the
	hands and scale this first day of the
month of Alary , A.D. 19 87.	liands and scals this First day of the
month of Alay , A.D. 1987.	liands and scals this First day of the
month of Alig , A.D. 19 87 . Bigued, Sealed and Delivered	Frederick C. Kelly
month of Alig , A.D. 19 87 . Bigued, Sealed and Delivered	
month of Alig , A.D. 19 87 . Bigued, Sealed and Delivered	Frederick C. Kelly Frederick G. Kally Duacilla Bry Hilly
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QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS

That William O. Poor and Phyllis J. Poor of the Town of Belfast, County of Waldo and State of Maine, for consideration paid, release to the said Phyllis J. Poor of Belfast, Maine, a certain lot or parcel of land with the buildings thereon situated in the Town of Belfast, County of Waldo and State of Maine, bounded and described as follows:

Beginning at the head of a gully in the center of a concrete culvert which is on or near the southerly bound of the Atlantic Highway, so-called; thence southerly bound of land of Joseph Grady two hundred seventy-five (275) feet, more or less, to a point in the mouth of a brock; thence easterly and northeasterly along high-water mark of Penobscot Bay four hundred ten (410) feet, more or less, to a point at the outlet of a gully; thence northerly up the bottom of said gully, along the westerly bound of land of Douglas Tozier, one hundred (100) feet; thence west along the line of said Tozier five hundred seven (507) feet to the center of a gully on or near the southerly bound of the Atlantic Highway; thence westerly along the southerly bound of said highway two hundred six (206) feat to the point of beginning. Said lot contains two and twenty-three hundredths (2.23) acres, more or less.

Reference may be had to a deed from Frederic R. Poor to William O. Foor and Phyllis J. Poor dated July 28, 1971 and recorded in the Waldo County Registry of Deeds at Book 691, Page 44.

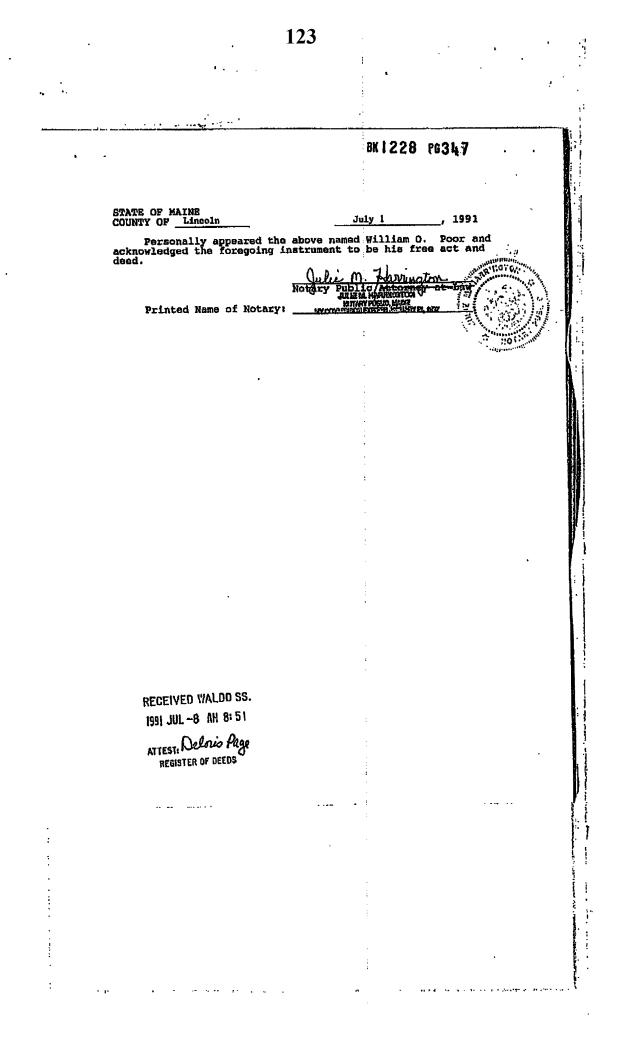
Also conveying the property described in a deed from Douglas I. Torier et ux. to William O. Poor et ux. dated July 8, 1975 and recorded in said Registry at Book 724, Page 415, excepting therefrom the property described in a deed from William O. Poor et ux. to Frederick C. Kelly et ux. dated March 13, 1978 and recorded in said Registry at Book 752, Page 242.

Reference also may be had to reciprocal deeds between Frederick C. Kelly et ux. and William Ö. Poor et ux. recorded in the Waldo County Registry of Deeds at Book 957, Page 306 establishing the common boundary.

pur hands and seals this 1st day of , 1991,

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SEAL

N-121 (Rev. 9-16-81)

STATE OF MAINE

124

(SEAL OF COURT)
PROBATE COURT
Belfast, Maine
Location of Court
DOCKET 2012-0155
Estate of PHYLLIS J. POOR
Deceased
CERTIFICATE AND ABSTRACT

To the Register of Deeds of _____ WALDO ____ County.

An estate has been opened in this court for the above named decedent. The following facts apply to this estate according to the probated will or the petition or application upon which an appointment was made or both.

	Date of decedent's death	June 30, 2012
1.	Did decedent leave a will?	<u>X</u> YES <u>NO</u>
2.	If item one is YES, the will was probated	FORMALLY_X_INFORMALLY
3.	If item one is YES, date of most recent probate of the will was	July 10, 2012
4.	If item 2 is answered FORMALLY, was there a previous informal probate of the same will?	YESNO
5.	If the will was previously probated informally, was that informal probate certified to the Register of Deeds of the county to which this certificate is directed?	YESNO
6.	Has a petition for elective share been filed? (If YES, attach copy.)	YES <u>X</u> NO
7.	Has a personal representative been appointed?	<u>_X_YESNO</u>
8.	If item 7 is YES, date of appointment was	July 10, 2012
9.	If item 7 is YES, appointment was	FORMAL X INFORMAL

10. If item 7 is YES, give name and address of personal co-representatives.

R. Kenneth Lindell & One Cumberland Place, Suite 204 Bangor, ME 04401 Legal: 137 Old Belfast Rd. Frankfort, Maine 04438

Barbara Gray 4624 Candura Drive Dayton, OH 45415

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11. Insert here a true copy of so much of decedent's will as devises real estate, if any. In addition, if a more complete description of the real estate involved appears on the petition or application upon which the appointment was made, add that description below the provisions of the will. Label any such description: *"DESCRIPTION OF REAL ESTATE FROM APPLICATION OR PETITION". Also, in every case where information is available, list each municipality and county in which decedent owned real estate.

*See Copy of Will attached

*Waldo County: Belfast

Doc‡ 6502 Bk: 3666 Pg: 44

LAST WILL AND TESTAMENT

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RECEIVED JUL 102012

OF

PHYLLIS J. POOR

I, PHYLLIS J. POOR, residing in the Town of Belfast, County of Waldo, State of Maine, being of lawful age and of sound and disposing mind, memory and judgment do make, publish and declare this to be my Last Will and Testament, hereby revoking all previous wills and codicils heretofore made by me.

ARTICLE I – PERSONAL REPRESENTATIVES

I hereby appoint my friend, BARBARA GRAY, of Dayton, Ohio, and friend and financial advisor, R. KENNETH LINDELL, of Belfast, Maine, as my Personal Representatives.

I direct that no bond be required for the faithful performance of their duties as such Personal Representatives.

My Personal Representatives shall have full power and authority to sell, either at public or private sale, or to exchange, lease, pledge, or mortgage, in such a manner and on such terms as they deem advisable, any or all property, real or personal, in my estate, and to execute all instruments necessary or proper for these purposes; to compromise claims in favor of or against my estate on such terms as they deem advisable; to make distribution of property in kind, to employ investment counsel, custodians, brokers, agents, and attorneys, to retain any securities or other property owned by me, and shall have all other powers, rights and responsibilities of Personal Representatives under Maine Law.

ARTICLE II – PAYMENT OF DEBTS & EXPENSES

I direct that my Personal Representative, above named, pay all my just debts, except those debts secured by a mortgage, and all funeral and administration expenses incidental to the settlement of my estate as soon after my death as may be convenient.

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ARTICLE III – PAYMENT OF TAXES

I direct my Personal Representative, above named, to pay all estate, succession and inheritance taxes, which may be payable upon or in respect of any property constituting part of my estate for tax purposes, out of my residuary estate. Same shall be considered as an expense of the administration thereof, with no right of reimbursement from any recipient or beneficiary of any such property.

ARTICLE IV – TANGIBLE PERSONAL PROPERTY

I may leave a written memorandum, either in my handwriting or signed by me, stating how I wish to dispose of certain items of tangible personal property. In that event, I give and bequeath such items of tangible personal property in accordance with such memorandum. In making such bequests, I authorize my Personal Representative to incur reasonable expenses for storing, packing and shipping the same. Any bequests made in such memorandum to people deceased at the time of my death shall revert to my residuary estate.

ARTICLE V – DISTRIBUTION OF MY ANTIQUES

I hereby give and bequeath my antiques to the PENOBSCOT MARINE MUSEUM, in Searsport, Maine, the MAINE STATE MUSEUM in Augusta, Maine, ELLSWORTH HISTORICAL SOCIETY, Ellsworth, Maine and the BELFAST HISTORICAL SOCIETY & MUSEUM of Belfast, Maine. I may leave a separate memorandum naming both (a) other beneficiaries and (b) what antiques shall be distributed to which beneficiary, and I direct my Personal Representatives to make such distributions as I have directed. Otherwise, I grant my Personal Representatives the full discretion to decide which antiques shall be distributed to the above beneficiaries.

<u>ARTICLE VI – TRUST FOR MY SON, FREDERIC J. POOR</u>

I give, devise and bequeath one-third of my residuary estate to my son, FREDERIC J. POOR, IN TRUST, to be administered and distributed as follows:

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1. The Purpose of this Trust.

The purpose of this trust is to supplement, but not to supplant, whatever benefits and services my son may from time to time be eligible to receive by reason of age, disability, or other factors, from federal, state, local governmental and charitable sources. I have established this trust with the recognition that governmental and charitable programs, in themselves, contain many gaps that, if unaddressed, will greatly reduce the possibility of my son maintaining himself as independently as possible and having the capacity to meet his future needs for residential, personal, and other non-medical services. It is, therefore, my intent and direction that the Trustees use the principal and income of the trust to provide my son with those benefits and services, and only those benefits and services, that, in my Trustees' judgment, are not otherwise available to my son from other sources as or when needed for his welfare, while at the same time I desire that the trust be used in ways that will best enable my son to lead as normal, comfortable, and fulfilling a life as possible.

2. Income and Principal Distributions in My Trustees' Discretion

My Trustees shall apply to or for the benefit of my son as much of the net income and principal of his trust share as my Trustees, in their sole and absolute discretion, deem necessary or advisable for my son's special needs that are not otherwise provided by governmental financial assistance and benefits, or by the providers of services.

The Trustees are directed to conserve and accumulate the trust estate to the extent feasible, due to the unforeseeability of my son's future needs. However, accumulation or use of the trust is to be determined solely on the basis of my son's needs, without regard to the interests of the remainder beneficiaries.

If my son is not receiving governmental financial assistance and benefits, my Trustees may, in their sole and absolute discretion, distribute said income and principal to or on behalf of my son's health, education and maintenance. Any net income not

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distributed shall be accumulated and added to principal.

3. Distributions for Special Needs

"Special needs" refer to the requisites for maintaining the good health, safety, and welfare of my son when, in the discretion of my Trustees, such requisites are not being provided by any public agency, office, or department of any state or of the United States.

"Special needs" shall also include, but not be limited to, medical and dental expenses, annual independent checkups, clothing and equipment, programs of training, education, treatment and rehabilitation, private residential care, transportation (including vehicle purchase), maintenance, insurance, and essential dietary needs. "Special needs" may include spending money; additional food; clothing; electronic equipment such as radios, VCRs and DVDs, television sets, computer equipment; camping; vacations; athletic contests; movies and trips.

4. Supplemental Nature of the Trust

My Trustees shall have no obligation to expend trust assets for such needs, but if my Trustees, in their sole discretion, decide to expend trust assets, under no circumstances should any amounts be paid to, or reimbursed to, the federal government, any state, or any governmental agency for any purpose, including for the care, support, and maintenance of my son.

Because my son may be or is dependent on the support and aid of others, my Trustees may (if possible), in the exercise of their best judgment and fiduciary duty, seek support and maintenance for my son from all available public resources including, but not limited to, Social Security Administration benefits, Supplemental Security Income (SSI), U.S. Civil Service Commission benefits, Medicaid, and Federal Social Security Disability Insurance (SSDI), and any other comparable programs, state, federal, or local.

If necessary, my Trustees may seek appropriate authority to collect, expend, and account for separately all such governmental assistance benefits, but shall not commingle them with these trust

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assets. In addition, in making distributions for my son's special needs, my Trustees shall take into consideration the applicable resource limitations of the public assistance programs for which he is eligible.

No part of the trust share set aside for my son shall be used to supplant or replace public assistance benefits of any state or federal agency which has a legal responsibility to serve persons with illnesses or handicaps which are the same as or similar to his disorders.

5. Protection of the Trust Property

No interest in the principal or income of the trust share set aside for my son shall be anticipated, assigned, or encumbered, or shall be subject to any creditor's claim or to legal process, prior to its actual receipt by my son. My son is specifically prohibited from any right to receive, demand, secure, give, assign, transfer, mortgage, borrow against, or will any trust assets or income.

It is my intention to conserve and maintain this trust share for my son's special needs. Therefore, no part of this trust share, neither principal nor undistributed net income, shall be subject to the claims of voluntary or involuntary creditors for the provisions of care and services, including residential care, by any public entity, office, department, or agency of any state or government agency, or of the federal government of the United States.

In determining whether the existence of the trust share has the effect of rendering my son ineligible to receive any governmental assistance benefits, my Trustees are hereby granted full and complete discretion to initiate administrative or judicial proceedings for the purpose of determining such eligibility. All costs related thereto, including reasonable attorney's fees, shall be a proper charge to this trust share.

6. Early Termination of the Trust

Upon the death of my son, any remaining income and principal shall be distributed to any non-profit agencies or organizations

that have contributed to the care and treatment of my son, said agencies and organizations chosen by my Trustees, in their sole discretion.

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7. Trustees.

I hereby appoint R. KENNETH LINDELL as my Trustee for Personal Matters, and I appoint BANGOR SAVINGS BANK, of Bangor, Maine, as Trustee for Administrative Matters, acting together for the benefit of my son. If R. Kenneth Lindell is not able or willing to act as the Personal Matters Trustee, he may appoint his successor. If he is not able to, or does not appoint his successor, the Administrative Matters Trustee shall appoint his successor.

My Administrative Trustee shall have sole authority and responsibility for all matters <u>other than</u> decisions regarding distributions to my son, and decisions regarding the acquisition and disposition of assets for my son's use and care. Administrative matters include, but are not limited to, tax matters, investments, bookkeeping, but no authority to decide distributions as set forth above in subsections 2 and 3 of this Article.

My Personal Trustee shall have sole authority and responsibility for all matters regarding distributions to my son or, and decisions regarding the acquisition and disposition of assets for his use and well-being.

My Personal Trustee's decision to acquire an asset for my son's use, or to make a distribution, shall take priority over my Administrative Trustee's authority to invest trust assets.

My Personal Trustee shall have the power to remove said Administrative Trustee, but must first replace said Administrative Trustee with another Administrative Trustee who is a corporate fiduciary.

<u>ARTICLE VII – TRUSTS FOR MY GRANDCHILDREN</u>

I direct my Personal Trustee to distribute one-third of my residuary estate to my

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Trustees, hereinafter named, for the establishment of separate trusts for the benefit of my then living grandchildren. Said separate trusts shall be administered and distributed as follows:

1. The Purpose of These Trusts.

The purpose of these trusts is to benefit each grandchild when they are over the age of 50 and moving into their retirement years.

2. Income Distributions in My Trustees' Discretion

My Trustees may apply to or for the benefit of a grandchild as much of the net income of his or her trust share as my Trustees, in their sole and absolute discretion, deem necessary or advisable for a grandchild's education and health needs.

3. Principal Distributions to my Grandchildren

When a grandchild reaches 50 years of age, and is not disabled as defined in this Will, my Trustees shall distribute to said grandchild the remaining principal and income in his or her trust share, outright and free from trust.

4. On the Death of a Grandchild

Upon the death of a grandchild prior to the full distribution of his or her trust share, any remaining income and principal shall be distributed to a grandchild's descendants, *per stirpes*, outright and free from trust. However, if a descendant is under the age of twenty-five (25) years, said trust share shall be held in trust under the same terms and conditions as above stated for my grandchildren, and distributed outright when said beneficiary turns age 25 and is not disabled as defined in this Will. If a grandchild dies not leaving any descendants, his/her share shall be distributed to my remaining grandchildren, *per stirpes*.

If at my death I have no living grandchildren, this share of my estate shall be distributed to the charities named in the following Article.

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5. Trustees.

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I hereby appoint R. KENNETH LINDELL as the Trustee for Personal Matters, and I appoint BANGOR SAVINGS BANK, of Bangor, Maine, as Trustee for Administrative Matters, acting together for the benefit of my grandchildren. If R. Kenneth Lindell is not able or willing to act as the Personal Matters Trustee, he may appoint his successor. If he is not able to, or does not appoint his successor, the Administrative Matters Trustee shall appoint his successor.

My Administrative Trustee shall have sole authority and responsibility for all matters <u>other than</u> decisions regarding distributions to or on behalf of said beneficiaries. Administrative matters include, but are not limited to, tax matters, investments, bookkeeping, but no authority to decide distributions as set forth above in subsection 2 and 3 of this Article.

My Personal Trustee shall have sole authority and responsibility for all matters regarding distributions to said beneficiaries and decisions regarding the acquisition and disposition of assets for said beneficiaries.

My Personal Trustee's decision to acquire an asset, or to make a distribution, shall take priority over my Administrative Trustee's authority to invest trust assets.

My Personal Trustee shall have the power to remove said Administrative Trustee, but must first replace said Administrative Trustee with another Administrative Trustee who is a corporate fiduciary.

ARTICLE VIII – DISTRIBUTIONS TO CHARITIES

I give, devise and bequeath the balance of my estate, in equal shares, to the following named charities, and as well as to those additional charities my Personal Representatives shall choose, in their sole discretion, as long as said charities are ones with the following primary focuses: (a) historical preservation; (b) diabetes; (c) helping the disabled and/or elderly; (d) respite care and daycare for Alzheimers victims, and (d) museums. The named charities are as follows:

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- 1. The Belfast, Maine YMCA for exercise programs for the elderly, and to build a swimming pool.
- 2. The Waldo County Hospital, in Belfast, Maine.
- 3. The Belfast Historical Society.
- 4. The Ellsworth Historical Society.

ARTICLE IX – EXCLUDED BENEFICIARIES

I have purposely and intentionally excluded from my Will my children, DANIEL A. POOR and JANET E. ECKROTE, as I and my deceased husband have provided for them during my lifetime and as well have provided for them with annuities payable upon my death.

<u>ARTICLE X – TRUSTEE PROVISIONS</u>

<u>A. Bond and Powers</u>. I direct that no bond be required for my Trustees faithful performance as trustee or successor trustee. The trustees and successor trustees shall have all of the discretionary powers granted Trustees under the Maine Uniform Probate Code, 18-A MRSA §7-401, et seq.

<u>**B.**</u> Successor trustees. If there is only one remaining Trustee, that Trustee shall have the right to appoint a successor Trustee or Trustees by an instrument in writing, such appointment to take effect upon the death, resignation, or incapacity of the appointing Trustee.

C. <u>Appointment of co-trustees</u>. The Trustees may appoint an individual, bank trust department, or trust company as a co-trustee. The Trustees may desire to exercise such authority if administrative duties become burdensome for the then acting trustee(s). A co-trustee so named shall serve only as long as the Trustee or Trustees who appointed such co-trustee. Such co-trustee shall not become a successor trustee upon the death, resignation, or disability of the Trustee who appointed such co-trustee is elected as successor Trustee pursuant to this Article.

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D. Powers and Liabilities of Successor Trustees. Any successor Trustee, whether corporate or individual, shall have all of the rights, powers, and privileges, and be subject to all of the obligations and duties, both discretionary and ministerial, as given to the original Trustees. Any successor Trustee shall be subject to any restrictions imposed on the original Trustees. No successor Trustee shall in any way be responsible for any act or omission to act on the part of any previous Trustees.

<u>E. Delegation among the Trustees</u>. Any Trustee may delegate to any other Trustee the power to exercise any or all powers granted my Trustees herein, including those that are discretionary, if allowed by law. My delegating Trustee may revoke any such delegation at will. The delegation of any such power, as well as the revocation of any such delegation, shall be evidenced by an instrument in writing executed by the delegating Trustee.

As long as any such delegation is in effect, any of the delegated powers may be exercised by the Trustee or Trustees receiving such delegation with the same force and effect as if the delegating Trustee had personally joined in the exercise of such power.

For purposes of this section, a delegation with regard to the management of a particular investment account may be indicated by the signature of the delegating Trustee on appropriate signature authorization forms. The signature authorization forms shall satisfy the requirement of "an instrument in writing" under this section. The Trustee's signature authorizing another Trustee to act alone (through signature authority) on any investment account shall constitute that Trustee's concurrence and joinder with all actions taken regarding said account unless and until the signature authorization form is changed or the financial institution is expressly notified in writing of a Trustee's withdrawal or concurrence.

<u>F. Fees to Personal Representatives and Trustees</u>. My Personal Representatives and Trustees shall be entitled to fair and reasonable compensation for the services rendered as fiduciaries. The amount of compensation shall be an amount equal to the customary and prevailing charges for services of a similar nature during the same period of time and in the same geographic locale. My Personal Representatives and Trustees shall be reimbursed for the reasonable costs and expenses incurred in connection with their fiduciary duties under this Will.

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<u>G. My Trustees' Responsibility to Make Information Available to</u> <u>Beneficiaries</u>. My Trustees shall report, at least annually, to the beneficiaries then eligible to receive mandatory or discretionary distributions of net income from the various trusts created in this Will all of the receipts, disbursements, and distributions occurring during the reporting period along with a complete statement of the trust property.

The trust's books and records along with all trust documentation shall be available and open at all reasonable times to the inspection of the trust beneficiaries and their representatives. My Trustees shall not be required to furnish trust records or documentation to any individual, corporation, or other entity that is not a beneficiary, does not have the express written approval of a beneficiary, or is not requesting such pursuant to a court order.

<u>H. Termination of Trust</u>. If my Trustees shall determine, in their sole and absolute discretion, that any trust created under this Will has become uneconomical to administer due to the high cost of administration relative to the value of the trust property, my Trustees may terminate such trust or trusts and distribute the trust property, including any accrued but undistributed net income outright and free from trust to the beneficiaries of the trust.

ARTICLE XI - ADMINISTRATIVE MATTERS

<u>A. Distribution of Income and Principal</u>. In determining whether to make discretionary distributions of principal or income permitted under this Will, my trustees may, but need not, take into account the income and assets available otherwise than pursuant to this Will to support any person to whom the distribution might be made. My trustees may make any discretionary distribution of income or principal authorized under this Will utterly without regard to the effect of the distribution on the interest of any remainder beneficiary of the trust from which the distribution is made.

<u>B. Protection of a Beneficiary's Interest</u>. The interest of each beneficiary in the income or principal of any trust established under this Will shall not be subject to attachment or capable of anticipation or alienation, whether voluntary or involuntary.

<u>C. No Duty to Inquire</u>. No person who deals with any Fiduciary named in or pursuant to this Will shall have any duty to investigate the authority of the

Fiduciary to enter into any transaction or to ascertain whether assets paid or transferred to the Fiduciary are properly applied.

D. Exculpation of Fiduciaries. The judgment of any Fiduciary named in or pursuant to this Will as to any matter left to the Fiduciary's discretion shall be absolutely final and shall not result in any liability for the Fiduciary unless it is shown that the Fiduciary acted in bad faith or with reckless disregard of the Fiduciary's duties. No Fiduciary serving under this Will shall be held personally liable or subject to surcharge for any decision the Fiduciary made or for any action the Fiduciary took or failed to take, as long as the Fiduciary acted in good faith and without a reckless disregard of the Fiduciary's duties. No Fiduciary shall incur any personal liability for any action taken or not taken by any Co-Fiduciary or for any action taken or not taken by any predecessor Fiduciary.

<u>E. Contest Clause</u>. If any person, including a beneficiary, shall in any manner, directly or indirectly, attempt to contest or oppose the validity of this Will, then in such event such person shall forfeit his or her share, cease to have any right or interest in my estate, and shall be deemed to have predeceased me.

<u>F. Definition of Disability</u>. Any beneficiary may be treated as disabled, incompetent, or legally incapacitated if:

The beneficiary has been declared or adjudicated as such by a court of competent jurisdiction, or

A guardian, conservator, or other personal representative of such beneficiary's person or estate has been appointed by a court of competent jurisdiction, or

The beneficiary has been certified as such in writing by at least two licensed physicians, or

The beneficiary has disappeared or is absent for unexplained reasons, or the beneficiary is being detained under duress where the beneficiary is unable to effectively manage his or her property or financial affairs.

The beneficiary suffers from a drug, alcohol, chemical, gambling or other dependency addiction, as certified in writing by my Trustees and at least one licensed physician.

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<u>G. Definition of Education</u>. As used in this Will, "education" shall include:

Any course of study or instruction at an accredited college or university granting undergraduate or graduate degrees.

Any course of study or instruction at any institution for specialized, vocational, or professional training.

Any curriculum offered by any institution that is recognized for purposes of receiving financial assistance from any state or federal agency or program.

Any course of study or instruction which may be useful in preparing a beneficiary for any vocation consistent with the beneficiary's abilities and interests.

Distributions for education may include tuition, fees, books, supplies, living expenses, travel, and spending money to the extent that they are reasonable.

<u>H. Survival</u>. Where it is required by this Will that any person shall have survived me, that requirement means that the person shall have survived me by at least thirty days.

IN WITNESS WHEREOF, I have hereunder set my hand this 21st day of January, 2005.

hylis J. Poor

The foregoing Will was signed, sealed, published and declared by the Testatrix, PHYLLIS J. POOR, as and for her Last Will and Testament, in the presence of us, who, in her presence, at her request, and in the presence of each

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other, all being present at the same time, have hereunto subscribed our names as witnesses.

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BRIANA O'HALLORAN 546 Airline Road Amherst, ME 04605

ROBERTA S. KURILOFF

20 Oak Street Ellsworth, ME 04605

State of Maine County of Hancock, ss.

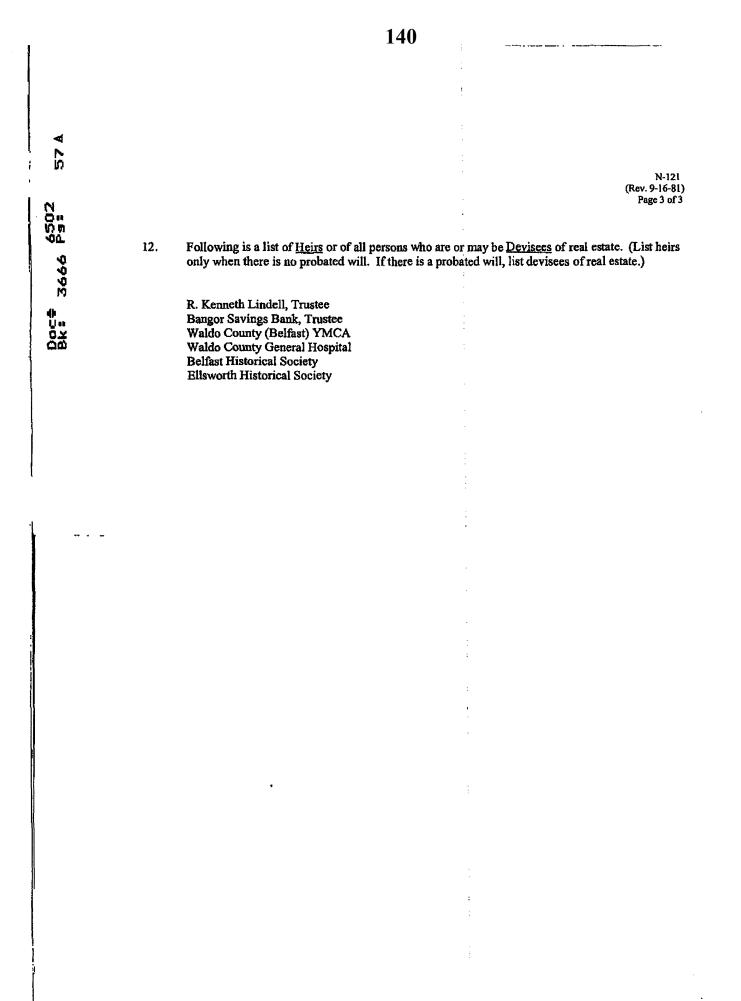
We, BRIANA O'HALLORAN and ROBERTA S. KURILOFF, who have subscribed our names as witnesses to the foregoing Will, being duly sworn, do hereby declare to the undersigned authority that the Testatrix, PHYLLIS J. POOR, signed and executed this instrument before us as her Last Will and Testament and that she had signed willingly, and that she executed it as her free and voluntary act for the purposes herein expressed; and that each of the witnesses, in the presence and hearing of the Testatrix, signed as witnesses and that to the best of our knowledge and belief, the Testatrix was at the time 18 years of age or older, of sound mind and under no undue constraint or influence.

ROBERTA S'KURLOFF

Subscribed and sworn to before me this 21st day of January, 2005.

Myrtha Wierenga Notary Public

MYBNA WIERENGA Notary Public, Maine My Commission From (inst August 12, 2006



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13. I certify that the foregoing statements are accurate so far as they may be determined from the will or the petition or application upon which the appointment was made.

WALDO SS: RECEIVED

Jul 12,2012 at 09:56A ATTEST: Deloris Pase REGISTER OF DEEDS

July 10, 2012 Dated:

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BARNEN N. PLEULLI. Register of Probate Sharon W. Peavey

Doct 4502 Bk: 3666 Ps:

Sce 18-A M.R.S.A. §1-504.

DEED OF SALE BY PERSONAL REPRESENTATIVE (Testate) Maine Statutory Short Form

Know All Persons by these Presents that R. KENNETH LINDELL, of Bangor, County of Penobscot, State of Maine, and BARBARA GRAY of Dayton, Ohio, duly appointed and acting co-personal representatives of the ESTATE OF PHYLLIS J. POOR, deceased testate, as shown by the probate records of the County of Waldo, State of Maine, and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, by the power conferred by the Probate Code, and every other power, for consideration paid, grants to RICHARD ECKROTE and JANET ECKROTE as joint tenants, and not as tenants in common, of Lincoln Park, New Jersey, and whose mailing address is 42 Grandview Avenue, Lincoln Park, NJ 07035,

That certain lot or parcel of land, together with buildings and improvements thereon, situated in the City of **BELFAST**, County of Waldo, State of Maine, more particularly bounded and described in Schedule A, attached hereto and made a part hereof.

15th day of October Witness my hand and seal this 2012.

Signed, Sealed and Delivered in the presence of

Estate of Phyllis J. Poor

By: R. Kenneth Lindell Co-Personal Representative

By: Barbara Gray Co-Personal Representative

143 Doct 10188 Bk: 3697 Pg:

State of Maine, County of Waldo

October 15, 2012

6

Then personally appeared the above named R. Kenneth Lindell in his said capacity and acknowledged the foregoing instrument to be his free act and deed.

Before me Notary Public 99 NAC c

Printed Name My Commission Expires 1-1-2016

LW/ch RE-Belfast-Poor to Eckrote dos

SCHEDULE A

A certain lot or parcel of land, together with buildings thereon, situated in the City of Belfast, County of Waldo, State of Maine, more particularly bounded and described as follows:

Beginning at a 5/8" capped rebar set on the southeasterly line of Northport Ave. (U.S. Route One), in the center of a concrete culvert crossing said Northport Avenue, said rod marking the northwesterly corner of land now or formerly of Larry Theye and Betty Becker-Theye (reference Waldo County Registry of Deeds Book 1303, Page 184);

Thence N 31° 10' 24" E along said Northport Avenue a distance of four hundred eightyone and three hundredths (481.03) feet to a 5/8" capped rebar set in the southwesterly corner of land now or formerly of Lyndon Morgan (for reference see deed recorded in the Waldo County Registry of Deeds in Book 1804, Page 307, parcel #1);

Thence S 39° 49' 26" E along land of said Morgan a distance of four hundred twenty-eight and ninety-seven hundredths (428.97) feet to an iron rod found;

Thence continuing S 39° 49' 26" E along land of said Morgan a distance of twenty-four (24) feet, more or less, to the high water mark of Penobscot Bay;

Thence generally southwesterly along said Bay a distance of four hundred twenty-five (425) feet, more or less, to a 5/8" capped rebar set in the end of a ditch marking land now or formerly of Larry Theye and Betty Becker-Theye, said rebar being located S 70° 54' 45" W a distance of three hundred twenty-two and ninety-one hundredths (322.91) feet from the last mentioned iron rod found and S 83° 52' 14" E a distance of two hundred nineteen and eighty-three (219.83) feet from the rebar at the point of beginning.

Thence northwesterly along the bottom of a ditch marking land now or formerly of Larry Theye and Betty Becker-Theye a distance of two hundred fifty (250) feet, more or less, to the point of beginning, containing 2.8 acres, more or less.

Meaning and intending to convey and hereby conveying the same premises described in a deed from William O. Poor to Phyllis J. Poor, dated July 1, 1991, recorded in the Waldo County Registry of Deeds in Book 1228, Page 346, and premises conveyed to said Phyllis and William Poor by deed from Frederick C. and Priscilla B. Kelly by deed recorded in said Registry in Book 957, Page 306. For further reference see deeds to William and Phyllis Poor from Frederick Poor recorded in Book 691, Page 44, and from Douglas and Marion Tozier recorded in Book 724, Page 415.

The description above is based on a survey entitled "Boundary Survey of the Property of Phyllis J. Poor Estate" dated August 31, 2012, oriented to magnetic north, August, 2012, by Good Deeds, Inc.

ALSO releasing all right, title and interest to any land located between the northeasterly bound of the premises above described and land now or formerly of Lyndon Morgan as described in Waldo County Registry of Deeds Book 1804, Page 307_{WALDO SS: RECEIVED}

LW/ch RE-Schedule A-Poor-Northport Avenue

Oct 15,2012 at 10:36A ATTEST: Deloris Pase REGISTER OF DEEDS

	EXHIBIT	
tabbies"	E	1 10 M



May 16, 2019

Erik Heim President, Nordic Aquafarms Via email @: <u>erik.heim@nordicaquafarms.com</u>

RE: Ownership of Intertidal Zone in front of Eckrote Property Northport Avenue, Belfast, Maine

Dear Mr. Heim:

I am writing this letter to you at the request of David Kallin, Esq. of Drummond Woodsum. The purpose of this letter is to address a conclusion made by another surveyor, Donald R. Richards, PLS of Richards, Cranston & Chapman, LLC, in a letter to David Losee, Esq. dated April 30, 2019 that the intertidal zone in front of the Eckrote property is owned by Jeffrey R. Mabee and Judith B. Grace. I disagree with Mr. Richards' conclusion.

The property in Belfast along the shore of Penobscot Bay from the Little River northerly for more than 1,600 feet (this would end more than four current-day parcels northerly of the Eckrote property) was owned in 1946 by Harriet L. Hartley.

The first parcel that Hartley conveyed along this shoreline included the shore frontage now owned by the Eckrotes (Tax Map 29, Lot 36) and Lyndon G. Morgan (Tax Map 29, Lot 35) and was described in a deed to Fred R. Poor dated January 25, 1946 and recorded in Book 452, Page 205 of the Waldo County Registry of Deeds. Mr. Richards interprets this deed as severing the intertidal zone or flats from the upland. Mr. Richards concludes that Hartley retained the flats in front of the upland she conveyed to Poor.

The series of conveyances thereafter, do not support the conclusion that the intertidal zone would convey to the predecessors in interest of Mabee/Grace. The second parcel that Hartley conveyed along this shoreline included the shore frontage now owned by Helmers (Tax Map 29, Lot 34), Kent (Tax Map 29, Lot 33), Giles (Tax Map 29, Lot 32) and a small amount beyond Giles northerly line. This second parcel was described in a deed to Sam M. Cassida dated October 25, 1946 and recorded in Book 438, Page 497 of the Waldo County Registry of Deeds. This deed from Hartley to Cassida clearly conveyed the flats with the upland by stating "*Also conveying whatever right, title or interest I may have in and to the land between high and low water marks of Penobscot Bay in front of the above described lot*". This conveyance created a boundary line across the flats between the flats northerly of this line that were conveyed to Cassida and the flats southerly of this line that Hartley would have still owned in front of Poor (now Eckrote and Morgan) and southerly to the Little River.

The third parcel that Hartley conveyed along this shoreline included the shore frontage now owned by Theye (Tax Map 29, Lot 37) and Mabee/Grace (Tax Map 29, Lot 38). This third parcel was described in a deed to William P. Butler and Pauline H. Butler dated September 22, 1950 and recorded in Book 474, Page 387 of the Waldo County Registry of Deeds. This deed from Hartley to the Butlers described the land being conveyed as "*Northerly by land of Fred R. Poor; easterly by Penobscot Bay; southerly by Little River and westerly by the Atlantic Highway, so-called*". Mr. Richards concluded that this description "*necessarily includes the shore and the flats in front of the Eckrote property and northerly to the extent of the Fred R. Poor tract*". I disagree. The call to be bounded by Penobscot Bay does cause the conveyance to include the flats with the upland. However, I believe that the northerly limit of the flats that were conveyed to the Butlers should be determined by applying what is known as the Colonial Method, which would create another boundary line across the flats, as happened in the Cassida deed. The westerly or landward end of this boundary line is at the common corner between the land conveyed to Poor and the land conveyed to the Butlers at the high water mark. This would be a boundary line between flats owned by the Butlers to the south and land retained by Hartley to the north.

The description in the deed to the Butlers is what is sometimes referred to as an "abutters description". It is not a "metes and bounds" description that would include measurements around the property. In an abutters description the boundaries are described by calling for the adjoining property owners or monuments around the perimeter of the property being described. If Harriet Hartley had intended to convey to the Butlers the flats in front of the land she had conveyed to Fred R. Poor, the abutters description would have also stated *Northerly by land of Sam M. Cassida* since Cassida was a northerly abutter to Hartley's remaining flats.

It is common for deeds conveying land along the shore, even when the language in the description clearly includes the flats, to not specify what portion of the flats is being conveyed. When the description fails to clearly describe the boundaries of the flats being conveyed, Maine courts have long held that the method for determining those limits, or the direction of the property line from high to low water, is the Colonial Method.¹ Since the abutters description from Hartley to the Butlers does not call for Cassida as a northerly abutter, it reads like a deed describing the upland portion being conveyed along with a call to the Bay, which would include the flats in front of that upland, but that does not clearly describe the limits of the flats being conveyed. Again, this is a common method of describing shorefront properties without defining the direction of the property line being created across the flats.

Ernest J. and Marjorie N. Bell, successors in title to the Butlers, conveyed what is now the Theye property to John and Catherine Grady in 1964 (Book 621, Page 288) without the flats. The Bells then conveyed their remaining property to Willis C. and Virginia K. Trainor in 1966 (Book 652, Page 116) by using the same abutters description that had been used in the Hartley to Butler deed and then excepted what they had conveyed to the Gradys in 1964. This same language has been carried forward to the deed to Jeffrey R. Mabee and Judith B. Grace (Book 1221, Page 347) resulting in Mabee and Grace owning the flats in front of their upland property and the flats in front of the Theye's upland property.

¹ Emerson v. Taylor, 9 Me. 42 (1832); Portsmouth Harbor, Land & Hotel Co. v. Swift, 82 A. 542, 109 Me. 17

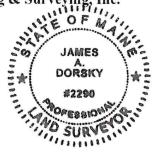
I should also point out that, separate from a record title issue, the Eckrotes may have an adverse possession claim to the intertidal zone in front of their property. I have been told, but have not independently verified, that one the Eckrotes is a grandchild of Frederick Poor. It appears that the Eckrote property has been in the same family since the conveyance from Harriet Hartley. There is a plaque on the house near the shore that says "The Eckrote House, Est. 1949" suggesting the age of the house. There are two sets of steps leading to the shore from the upland near the house. One set is a combination of stone and wood. The other is a set of stone steps. Both sets of steps appear to have been there a long time. Your legal counsel will be able to help you review this information along with their own research to help determine the status of the actual ownership of the intertidal zone in front of the Eckrote property.

Sincerely,

Gartley & Dorsky Engineering & Surveying, Inc.

James A. Dorsky, PLS Senior Vice President

Cc: David M. Kallin, Esq. Drummond Woodsum



CHAIN OF TITLE TO LYNDON W. MORGAN parcel (Belfast Tax Map 29, Lot 35)

Eva T. Burd and Edwin D. Burd Warranty deed Book 343, Page 497 dated 3/3/1924 to Arthur Hartley Warranty deed Book 386, Page 452 dated 8/27/1934 to Genevieve E. Hargrave Quitclaim with covenant deed Book 386, Page 453 dated 8/27/1934 to Arthur Hartley and Harriet L. Hartley, as joint tenants upon Arthur's death 2/10/1935, Harriet L. Hartley became sole owner Harriet L. Hartley

Warranty Deed Book 452, Page 205; dated 1-25-1946 to Fred R. Poor Frederic R. Poor Warranty Deed Book 691, Page 44; dated 7/29/1971 to

Harriet L. Hartley Warranty Deed Book 438, Page 497; dated 11/7/1946 to Sam M. Cassida Warranty Deed Book 608, Page 290; dated 4/17/1963 to Douglas I. Tozier and Marion Tozier Warranty Deed Book 717, Page 341; dated 8/28/1974 to William O. Poor and Phyllis J. Poor, as joint tenants Quitclaim with covenant deed

Book 724, Page 413; dated 6/18/1975

to

Douglas I. Tozier and Marion Tozier, as joint tenants

Corrective Warranty deed Book 724, page 415; dated 7/8/1975 to William O. Poor & Phyllis J. Poor, jt tenants Warranty Deed Book 752, Page 242; dated 3/27/1978 to to

Frederick C. Kelly and Priscilla Bryant Kelly, as joint tenants Exchange of deeds to shore up boundary Quitclaim with covenant – Book 957, Page 304; dated 5/4/1987 (Poor to Kelly) Quitclaim with covenant – Book 957, Page 306; dated 5/1/1987 (Kelly to Poor) Frederick C. Kelly and Priscilla Bryant Kelly, as joint tenants Warranty deed Book 957, page 85; dated 5/1/1987 То Lyndon Morgan and Cathy Morgan Warranty Deed Book 1180, Page 281; dated 9/11/1990 to Cathy G. Morgan Warranty deed Book 1804, Page 307; dated 7/9/1998 to Lyndon W. Morgan

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. 1	eased, and Rowin D. Burd of said Binshester, you a		
41	consideration at one dollar and other aviantly not		
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antamiedge, do bereby gi	ve, grant, bargain, sell and convey, white the said	Arthur Harbley, bla	
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min, bounded and desort	had as follows, to with - Hounded houtbarly by lar	t of Adontras Woody	
and hand owned by W. L. S	lest, duceased, at the time of hig decease; easter	ly by Penabecol Bey;	
smitherly by Libble River	and land of Belfart Water District and westerly	by land conveyed by	
w to Milton B. Bills by	deed recorded in Weldo Registry of Deeds.	•	
BROOPLING and reserv	ing from the foregoing conversance the two cottaged	s and ows-buildings	
thereon, that are owned b	y Clarence Poor and by Miss Coullard.		
This sonvegence bein	w made subject to a right of way across the same a	sy conveyed to said	
Wilson B. Bills under sat	d dead and subject to a cortain loans given by us	to Adeniras Hoody	
g which expires April 1, 19	25 and subject to the rights of the public over th	be highway resaing	
anid real estate. Also z	eserving the right to enter the buildings on said	premises and remove	
therefrom all personal pr	operty belonging to us.		
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5	b the said Arthur Barbley, his beirs and assigns,	to his and their upe	
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	ith the said Grantes, his beirs and assigns, that		
	pipes, that they are free of all incumbrances; that when to the said Grantse 64 hold as aforesaid; and ([
3	rant and Dufend the same to the said Grantes, his 1	i i	
	ful slaims and demaids of all persons.		
	we the said Edwin D. Burd and Eve 2. Surd sife of	the sold	
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B. T. Coullis	rd (15.00	Burd i. S.	
TAR OF MASSACEUSETTE.			
Porposally appeared	the above named Edwin D. Burd and acknowledged the	e above ibstrument	
W be his true and and de	ind.	. •!	
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KNOWALL KEN BY THESE PREBENTS, That I. Arthur Hartley of Philadelphia in the State of Pennsylvania in consideration of one dollar and other valuable considerations paid by genevieve E. Hargrave of said Philadelphia the receipt whereof I do hereby acknowledge, do hereby give, grant, bergein, sell and eonvey, unto the said Genevieve R. Hargrave, her heirs and assigns forever,

Vol. 386

A cortain lot or parcel of land situated in Belfast in the County of Waldo and State of Maine, bounded and described as follows, to wit: Bounded northerly by land of Adonirah Moody and land owned by W. L. West, deceased, at the time of his descase; easterly by Penobscot Bey; southerly by Little River and land of Belfast Water District and westerly by land conveyed by Eva T. Burd and Edwin D. Burd to Milton B. Hills by deed recorded in Waldo Registry of Deeds.

This conveyance being made subject to the rights of the public over the highway crossing said real estate, and also subject to a certain mortgage given by me to The City National Bank of Belfast dated September 10, 1980, and recorded in Waldo Registry of Deeds, Book 307, Fage 886.

Also excepting and reserving from the foregoing conveyance the cottage and out-buildings thereon, owned by Clarence Poor.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtemances thereof, to the said Genevieve E: Hargrave her beins and assigns, to her and their use and behoof forever.

And I do Govenant with the said Grantee, her heirs and eweighs, that I am inwfully evised in fee of the premises, that they are free of all incumbrances; except said mortgage to said the City National Bank of Belfast that I have good right to sail and sonvey the same to the said Grantee to hold as aforesaid; and that I and my beirs shall and will Warrant and Defend the same to the said Grantee, her heirs end samigns forever, against the lawful claims and demands of all persons, except for said mortgage. 2015

IN WITNESS WHEREOP, I the said Arthur Hartley and Harrist L. Hartley wife of the said Arthur Hartley joining in this deed as Granter, and relinquishing and conveying her right by descent and all other rights in the above described prebises, have bereunto set our hands and seels this twenty-seventh day of August in the year of our Lord one thousand nine hundred and thirty-four.

Signed, Sealed and Felivered in presence of John R. Dunten to both

	e,
•	
	•

Arthur Hartley L.S. Marriet L. Eartley L.S.

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STATE OF MAINE, Waldo ss.

🐐 - Starket I.

والمرجع توجعه مترقي يسمور ومور

August 28 '1934.

Personally appeared the above haned Arthur Hartley and acknowledged the above instrument to be his free act and deed.

efere:me, John R. Dunton

Justice of the Peace.

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Walde es. Received August 89, 1984, at Oh., 35ma, A. M.

Resorded and sompared. Attails

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KNOW ALL WED BY THPOR PRESENTS.

That I. Genevieve E. Mergrave of Philadelphin in the State of Pennsylvania in someideration of one dollar and other valuable considerations paid by Arthur Sartley and Marriet L. Mertley, his wife, both of said Philadelphia the receipt whereof I do hereby acknowledge, do hereby remise, release, bargein, sell and convey, and forever quit-claim unto the said Arthur Hertley and Sarriet L. Rartley, his wife, and the survivor of them as joint tenants and not an tenants in common, their selfs and assigns forever,

152

Vol. 386

A cortain lot or parcel of land situated in Belfost in the County of Walde and Sinte of Meine, bounded and described as follows, to wit: Bounded montharly by land of Adoniran Woody and land owned by W. L. West, decreased, at the time of his decrease; easterly by Penchecot Bay; woutherly by Little River and land of Belfast Water District and westerly by land conveyed by Eve T. Burd and Edwin D. Burd to Milton B. Hills by deed recorded in Waldo Registry of Pende.

This conveyance being made subject to exceptions, reservations Fights of the public and mortgage as not forth in dead of soid Arthur Furthey to me bearing even date herewith to be resorded herewith in Waldo Registry of Fosds. Heing the same real estate conveyed to me by said dead of said Arthur Martiey.

TO HIVE AND TO HOLD the sets, together with and the privileges and appurtemendes therewrite belonging, to the said Arthuf Mertley and Perriel E. Hartley and the survivor of them. In joint' temenoy and not no tements in conson, their beirs and mesighs forever.

And I do Covenant with the said Grantwey, their beirs and essigns, that I will Waffaht and forever refend the previous to them the said Grantees, their beirs and essigns forever, against the lewful closes and desends of all porsons eleising by, through, or under me.

IN WITHERS DELEREOF, I the spid Genevieve E. Hargrave, have bereauto our hands and essis this twenty-seventh day of sugget in the year of our Lord one thousand mine hundred and thirty-

Bigned, Sealed and Colivered in presence of John R. Funion



Senevieve E. Bargrave L.S. L.S.

STATE OF MAINE, Wolds sp.

August 36 1934.

Personally appeared the above maned denovieve 2. Surgrave and asknowledged the sheve insteme

Before ze, John R. Dunten

Justice of the Peace.

Weldo se. Received August 29, 1034, at 9h., Recorded and concered. Attests

Restator of Boods.

(9308)

four.

KNOV ALL MEN BY PHEBR PRESENTS,

That I, George Perker Cook of Belfast in the Gounty of Waldo and State of Maine in comsideration of one dollar and other valuable considerations paid by William W. Diskey of Swamville in said County and Blats the reacipt whereaf I do mereby schnowledge, do hereby feules, release, bargein, sail and convey, and forever quityelaim unto the said William W. Diskey, his heirs and assigns forever,

A cortain let or parcel of land with the buildings thereon, situated in the sity of Helfest, and bounded and desarihed as follows, to with Béginning at the intermention of the south line of land formerly of the late Daniel Hinds, with the easterly line of Worthport Avenue; thence easterly on soid Hinds southerly line, eighteen rode [18] to stake and stones:

Vol. 452

Christine Decker by Maurice L. Decker by deed dated May 5, 1914, recorded in Waldo Refistry of Deeds, Book 313, Page 365; conveying to Mabel Thomas by said deeds an undivided one-third interest in said real estate and the entire interest of the suid minors, to all of which deeds and the records thereof reference may be had for a more complete description.

Meaning and intending to convey the mame premises as conveyed to John F. Fitzgerald by Mabel Thomas by her deed dated January 5, 1955, renorded in Waldo Registry of Deeds, Book 405, Page 151; and conveying the same premises as deeded to Robert H. Karns by Alexander R. Gillmor by Quit-olaim Deed dated December 27, 1945 and recorded in Waldo County Registry of Deeds, Book 441, Page 120.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said Fred O. Dodge, aforesaid, his heirs and assigns, to his and their use and behoof forever.

And I do Covenant with the said Grantee, his reirs and assigns, that I am lawfully seized in fee of the premises that they are tree of all incumbrances; that I have wood right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will Warrant and Defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I the said Robert H. Karns and Thelma A. Karns wife of the said Robert H. Karns joining in this deed as Grantor, and relinquishing and conveying her right by descent and all other rights in the above described premises, have hereunto set our hands and seals this sixth day of August in the year of our Lord one thousand nine hundred and forty-six.

STAMP

\$1.10

Signed, Scaled and Delivered in presence of Hillard H. Buzzell Linwood H. Robertson

Robert H. Karns L.S. Thelma A Karns L.S.

205

STATE OF MAINE, Waldo / ss,

August 6 1946.

Personally appeared the above named Robert H. Karns and soknowledged the foregoing instrument to be his free sot and deed.

> Before me, Hillard H. Buzzell

Justion of the Pence

Received August 6, 1946, at 11h., 55m., A. M.

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KNOW ALL MEN BY THESE PRESENTS.

That I, Harriet L. Hartley of Philadelphia in the Commonwealth of Pennsylvania, single woman in consideration of one dollar and other valuable considerations paid by Fred H. Poor of Belfast in the County of Waldo and State of Maine the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said Fred R. Poor, his heirs and assigns forever.

A certain lot or parcel of land situated in Belfast in the County of Waldo and State of Maine, bounded and described as follows, viz: Beginning at the head of a gully in the

Vol. 452

conter of a concrete culvert which is on or near the Southerly bound of the Atlantic Highway: thence Southeasterly following the bottom of the gully 275 ft, more or less to an iron bolt in the mouth of a brook; thence Easterly and Northeasterly along high water mark of Penobscot Eay 410 ft, more or less to a stake at the cutlet of a gully; thence Northerly up the bottom of the said gully 100 ft.; thence West 507 ft. to the center of a gully on or near the Southerly bound of the Atlantic Highway; thence Westerly along the Southerly bound of said highway 206 ft. to the point of berinning. Said lot contains 2.23 acres, more or less, Being a portion of the premises conveyed by Genevieve E. Hargrave to Arthur and Harriet L. Hartley by deed dated Aurust 27, 1994 and recorded in Waldo Registry of Deeds, Book 386, Page 453.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said Fred R. Poor, his heirs and assigns, to his and their use and behoof forever.

And I do Covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all incumbrances; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and vill Warrant and Defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

The lot or percel of land herein described is conveyed to Fred R. Poor with the understanding it is to be used for residential purposes only, that no business for profit is to be conducted there unless agreed to by Harriet L. Hartley, her heirs or Assigns.

IN WITNESS THEREOF, I the said Harriet L. Hartley have hereunto set my hand and seal this trenty-fifth day of January in the year of our Lord one thousand nine hundred and forty-six.

Signed, Sealed and Delivered in presence of

John B. McCann Samuel U. Levin STATE OF PERNSYLVANIA Gity and County of Philadelphia



Harriet L. Hartley L.S.

June 19 -

1946.

10000

Personally appeared the above named Harriet L. Hartley and acknowled ed the above in-

strument to be her free act and deed.

C 54 A

Before me, Samuel U. Levin Notary Public My Commission expires 3/19/1947

IN THE COURTS OF COMMON PLEAS OF PHILADELPHIA COUNTY

STATE OF PENNSYLVANIA) I, Meredith Hanna, Prothonotary of the Courts of Common Sounty of Philadelphia, ss.) Pleas of said county, which are Courts of Record having a com-mon scal, being the officer authorized by the laws of the State of Pennsylvania to make the following Certificate, acting by my Deputy, John J. Hoerr.

do Certify, That Samuel U. Levin Esquire, whose name is subscribed to the certificate of the acknowledgment of the annexed instrument and thereon written, was at the time of such acknowledgment a Notary Public for the Commonwealth of Pennsylvania, residing in the County aforesaid, duly commissioned and qualified to administer oaths and affirmations and to take acknowledgments and proofs of Dreds or Conveyances for lands, tene-ments and hereditaments to be recorded in said State of Pennsylvania, and to all whose acts, as such, full faith and credit are and ought to be given, as well in Courts of Judicature as elsewhere; and that I am well acquainted with the handwriting of the said Notary Public and verily believe the signature thereto is genuine, and I further certify that the said instrument is executed and acknowledged in conformity with the laws of the State of Pennthe signasylvania.

The impression of the seal of the Notary Public is not required by law

to be filed in this office. IN TESTIKONY WHEREOF, I have hereunto set my hand and affixed the seal of said Court, this 10th day of June in the year of our Lord one thousand nine hu fred forty-pix (1946) heceived August 6,1946, at 120., 150., P.N. be and the seal of the seal of the year of our Lord one thousand hereith Hanna, Prothenotary Deputy Prothenotary Durante Absentia, Secundum Legem.

Vol. 418

1 6961)

REOFALL MER BY TRESE PREBEETS, That I, Charles E. Reens of Bangor, County of Penadsoot and State of Wains, having required the amount secured by a ovriain mortgage good dated April 16, 1943 given by Forts A. fodge recorded in Walco Registry of Deeds, Vol. 634 Page 10 do hereby discharge the same in full.

Signed and Sealed this fifth day of February 1947. Witness.

Cornelius J. O'Leary

The state of the second

Charles E. Keens L.S.

Penobauot #4. February 5, 3047. Personally appeared Charles E. Levas and acknowledged the above discharge to Befors me. be his free act and deed.

Corpolius J. O'Lears Justice of the Peace.

Redeived Pebruary 21, 1947, at 3h., P./K.

(5966) TROWALL KEN BY TREBE PREBERTS.

That I, Harriet L. Bartley of Philadelphia in the Commonwealth of Penneyl-Vania, Simile woman in condideration of one dollar and either valueble conditorstions paid by San M. Casside of Belfast in the County of Waldo and State of Maine the rescipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, upto the said Ban M. Cassida, his heirs and assigns forever,

A certain lat or percel of land situated in said Belfast, bounded and described as failens: Beginning at an iron bolt on the southerly bound of the Atlastic Highway and at the southwest corner of land of Samuel Cussida; thence south 81" 51' mast along the southerly bound of land of east Cassida 887 ft. to an iron bolt on the top of the bank of Penebsoot Bay; thence continuing same course 12 " .. more or less to high pater mark of said Bay; thends southwesterly and westerly slong high water mark of said Bay 650 ft, more or less to a stake at the mouth of a guily on the southeast corner of land of Pred R. Poor; taxade mortherly up the bettom of the guily 100 ft, along land of said Peor; thence west along land of said Peer 507 fs, to the meater of a gully on the southerly bound of the Atlantic Highway mear the and of a culvert; thence northeasterly along the soutcarry bound of said Highway 311 ft, to the paint of beginning. Said lot contains 5.55 acres more or loss. Also conveying wantever right, title or interest I may have in and to the land between high and lew water marks of Penobsoot Bay in front of the above described let. Being a portion of the precises conveyed by Gamevieve E. Hargrave to Arthur and Harriet L. Hartley by deed dated August 27, 1934, recorded in Walds Registry of Dueds, Book 300, Page 453. Courses given in the above description are by magnetic meridian as observed by J. H. Nunsan, C. E. Detober 5, 1945.

TO HAVE AND TO HOLD the aforegrapted and bargained premises with all the primliges and appurtenences thereof, to the said fam M. Cassida, his being and apsigns, to bis and their use and behood forever.

And I do Covenant with the said Grantes, his hears and essigns, that I am lamfully seized in fee of the premises, that they are free of all incumbrances; that I have good right to soil and derivey the same to the said Grantes to hold as sforedaid; and that I and my hairs shall and will Warrant and Defend the same to the said Oranise, his heirs and assigne forever, against the latful blains and demands of all persons.

P.03

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TOTAL P.03

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Vol. 438

IN WITHERS WHEREOF, I the said Rerrist L. Bartley, have becounts sot my hand and seal this twenty-fifth day of October in the year of our Lord one thousand mine hundred and forty-six, Figned, Feeled and Delivered in presence of STAMP Sarsh Pokel E2,20. Herrist L. Hertley L.C.

Personally appeared the above manual Harrist L. Hartley and acknowledged the above Analyument to be her free act and feed.

Before Des Samuel U, Levin Notary Public My Commission expires 3/19/1947

IN THE CUURTS OF COMMON PLEAS OF PHILAFELPHIA COUNTY

STATE OF PEUNSYLVANIA) I, Meredits Hanne, Prothemotary of County of Philanelphia, ss.) the Courts of Lormon Pleas of said scunty. which are Courts of Record having a compon seal, being the efficer authorized by the laws of the State of Pennsylvania to make the following Contificate milant by so Sepuly, John J. Heerr, do Certify, That Security, Levin Espuire, phose name is subsoribed to the certificate of the acknowledgement of the accessed instrument and thereon written, was at invitize of such something and a sotary Public for the Commonwealth of Pennsylvania, redicing in the County aforesaid, duly commisstoned an qualified to administer outor and effirmations and to take auknowleducents and proofs of feeds or Conveyanges for lands, tenuments and peruditaments to be recorded in said State of Pennsylvania, and to all emple auts, as such, full faith and credit are and ought to be given, as well in Courts of Judidature as elsewners; and that I am well appualated with the handwriting of the said Botary Public and varily believe the signature thereto is genuine, and I furtiour partiry that the said instrument is executed and cornerledged in conferm ity with the laws of the State of Pennsylvania.

The impression of the seal of the Netary Public is not required by law to be filed in this office.

IN TESTIMONY WHEREOP, I have noreunte set my hand and affined the Seal of said Court, this 7th day of November in the year of our Lord one thousand him number forty-six (1948)

Merodith Ream, Prothometery.

By John J. Hoerr

Deputy Protoenotary Furante Absentia, Sebundum Legem.

Redeived February 24, 1947, at 102., 152., 2. M.

(5072)

BTATE OF MAINE

WAL DO, SS:

January 10th, 1947.

1, Rose Et. Germain, of Samgor in the County of Fenchesoot, attorney of rebord for Marman Marois, in an action against H. C. McCorrison & Son, Inc., which said action is dated the Sth day of December, 1940, and returnable to the Superior Court at its April Term, 1947, hold at Beifast in said County of Walds, is shing action an attachment of real estate of said defendant was made on said real estate in Ewownber, 1945, normal verify that I acknowledge the discharge 608 as 290 -

enter.

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Knam All Men by These Bresents.

Chai we, SAM M. CASSIDA (sometimes known as Samuel M. Cassida) and RUTH W. CASSIDA, both of Belfast, Waldo County, Maine,

in consideration of one dollar and other valuable considerations

paid by DOUGLAS I. TOZIER and MARION R. TOZIER, both of Chevy Chase, Montgomery County, Maryland,

the receipt whereof ¹⁰⁰ do hareby acknowledge, do hereby give, grant, impute. self and causey unto the said DOCCLAS I. TOZIER and MARION R. TOZIER to hold as joint tenants according to the principles of joint tenancy and not as tenants in common, their

heirs and assigns forever. Encodering the proceedings all our

land and buildings situated on the southeasterly side of U. S. Houte #1, maid in Belfast, Waldo County, Maine, and /more particularly described of record as follows:

> A certain lot or parcel of land, together with buildings thereon, bounded on the north by land now or formerly owned by William K. MacNeil and by land now or formerly of Frank R. Wiggin; on the east by the shore of Penobscot Bay; on the south by land formerly of Edwin Burd; and on the west by the said U. S. Route #1; meaning and intending to describe the premises which were conveyed by Frederic R. Poor to Samuel M. Cassida and Ruth W. Cassida by his warranty deed dated October 20, 1937, and recorded in Waldo County Registry of Deeds, Book 407, Page 411; excepting and reserving therefrom a small triangular shaped parcel of land described as follows: HECHNING in the northerly line of the above described premises and at the high water mark of Penobscot Bay; thence southwesterly along the said high water mark of Penobscot Bay forty-eight (10) feet to a stake; thence northwesterly minety (90) feet to a point in the northerly line of the above described previses and near the corner of the Dickey barn, so called; thence easterly or northeasterly along the said northerly line to the point of beginning:

Also another lot or percel of land, together with any buildings thereon described as follows: BECINNING at an iron bolt on the southerly bound of U. S. Route #1 (otherwise known as the Atlantic Highway) and at the southwesterly corner of the above described premises; thence south \$1°51' east along the said southerly bound of above described premises eight hundred and eighty-seren (887) feet to an iron bolt on top of the bank of Penobscot Bay; thence continuing the same course twelve (12) feet, more or less, to the high water mark of Penobscot Bay; thence continuing the same course twelve (12) feet, more or less, to the high water mark of Penobscot Bay; thence and fifty (650) feet, more or less, to a stake at the mouth of a gully on the southeast corner of land now or formarly of Fred R. Foor; thence northerly up the bottom of the said gully one hundred (100) feet along line of land of said Poor; thence westerly along the line of land of said Poor five hundred and seven (507) feet to the center of a gully on the southerly bound of the soid U. S. Route #1 near the shot of a culvert; thence northeasterly along the southerly bound of

and a second
the said U. S. Route #1 three hundred and eleven (311) 1444 608 *467 291 to the point of beginning; the said lot containing 5.55 scree, more or less; meening and intending to describe the premises which were conveyed by Harriet L. Hartley to Sam M. Cossids by her werranty deed dated October 25, 1946, and recorded in Waldo County Registry of Deods, Book 438, Page 497;

Also ell our right, title or interest in and to the land between high and low water marks of Penebacot Eay in front of the above described premises.

Towether also with all contents and furnishings of cottages situated on the above-described premises and all equipment and supplies there situated which pertain to the motel business conducted thereon.





Eu have and to hold the after-sgranted and bargained premises with all the privileges and appurtenances thereof, to the said DOUGLAS I. TOZIER and MARION R. TOZIER to hold as joint tenants according to the principles of joint tenancy and not as tenants in common, their

heirs and ansigns, to them and their use and behoof forever.

And we do constant with the said Grantees, their heirs and sasigne, that we are lawfully seized in fee of the premises, that they are free of all incumbrances; except 1963 real estate taxes assessed by the City of Belfast which taxes are to be prorated between the parties as of the date of this instrument;

that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will Marrant and Brinch the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

in Willness Winresf. We the said SAM M. CASSIDA and RUTH W. CASSIDA, husbond and wife,

hendels federalischenen sterfal sandelse mannenenen sommatische hendelse sinderen eine hervenstelse sindelse van

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JUN-05-2019	17:38
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WALDO COUNTY REGISTSO	2073386360 P.0	0 4
		, and other
hands and peals this seventeenth	day of April	
in the year of our Lord one thousand nine :	mmdred and sixty-three.	
BET 618 ver292 joining in this deed as Grantors . and relinquishing and conveying all right by descent and all other rights in the above described presises, have hereunte set our hands and seals this seventeenth day of April in the year of our Lord one thousand nine hundred and sixty-three. Bigued, Brairb and Beimered in present of Januar Convide	: (
SET 608 NEW 292 joining in this deed as Grantors . and relinquishing and conveying all right by descent and all other rights in the above described presides, have bereaute set our hands and seals this eventeenth day of April in the year of our Lord one thousand nine hundred and sixty-three. Bigmeb. Braide and Bilmerred in grashing of Markel and Sixty-three. Bigmeb. Braide and Bilmerred in grashing of Markel and Sixty-three. Bigmeb. Braide and Bilmerred in grashing of Markel and Sixty-three. Bigmeb. Braide and Bilmerred in grashing of Markel and Sixty-three. Bigmeb. Braide and Bilmerred in grashing of Markel and Sixty-three. Bigmeb. Braide and Bilmerred in grashing of Markel and Sixty-three. Bigmeb. Braide and Bilmerred in grashing of Markel and Sixty-three. Bigmeb. Braide and Bilmerred in grashing of Markel and Sixty-three. Bigmeb. Braide and Bilmerred in grashing of Markel and Sixty-three. Bigmeb. Braide and Bilmerred in grashing of Markel and Sixty-three. Bigmeb. Braide and Bilmerred in grashing of Markel and Sixty-three. Bigmeb. Braide and Bilmerred in grashing of Markel and Sixty-three. Bister of Markel and Bilmerred in grashing of Markel and Sixty-three. Bister of Markel and Sixty a		
BET 618 ver292 joining in this deed as Grantors . and relinquishing and conveying all right by descent and all other rights in the above described premises, have hereunte set our hands and seals this seventeenth day of April in the year of our Lord one thousand mine hundred and sixty-three. Signed, Scaled and Belinered in presents of 	and the saida	
to toth 1	utt W. Cawida	April 17, 1963 . foregoing instrument Mis Michell Sotary Public
		tors, and all other our -three.
		, and other R.
		and her
_	joining in this deed as Grantors , and all right by descent and all other regises, have hereunto set our nteenth day of April usand nine hundred and sixty-three. <u>Januar Cansids</u> <u>Rutt W. Caesida</u> and Ruth W. Caesids acknowledged the foregoing instrument setors me, <u>Doit Michel</u> <u>Superior Solary Fublic</u>	
	April 17, 1963 .	
	Caesi da	
Sam M. Cassida and Ruth W. Cassida and acknowledged the foregoing in the be their free act and deed.		
ha presence of 		
to be their free act and deed.	Joining in this deed as Grantors, and rolinquiching and conveying all right by descent and all other rights in the above described premises, have horeunte set our hands and seals this setenteenth day of April in the year of our Lord one thousand nine hundred and Sixty-Marse. Signed, Scale and Beltmered in Fights of Same, Scale and all other rights in the year of our Lord one thousand nine hundred and Sixty-Marse. Signed, Scale and Beltmered in Fights of Same, Scale and all other rights and Beltmered in pressure of a prill and Beltmered in pressure of a prill and the and a prill and a prill and a prill and the foregoing instrument for the base of and achterledged the foregoing instrument between and a prill and the foregoing instrument between and achterledged the foregoing Press and a prill and the foregoing instrument between and achterledged the foregoing instrument between and achterledged the foregoing Press and a prill and the press and achterledged the foregoing Press and a prill and achterledged the foregoing Press and a prill and achterledged the foregoing Press and a prill and the press and achterledged the foregoing Press and a prill and achterledged the foregoing Press and the press and the press and the press and the press of the press of the press of the press and the press of the	
to be their free act and deed.	Quoid Dychola	bors , and all other hur three.
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The be their free act and deed. Before me, Before me, Before me, La ldo La ldo L	Divid Ancholo Sector Sector Press Notary Public	

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WARRANTY DEED

I, FREDERIC R. POCR, of Belfast, Waldo County, Maine, an unremarried widower, for consideration paid, grant to MILLIAM O. POOR and PHYLLIS J. POOR, husband and wife, both of Northport, Suffolk County, New York, as joint tenants, with Warranty Covenants, a certain let or parcel of land, together with the buildings thereon, situated in said BELFAST and more particularly bounded and described as follows, to wit:

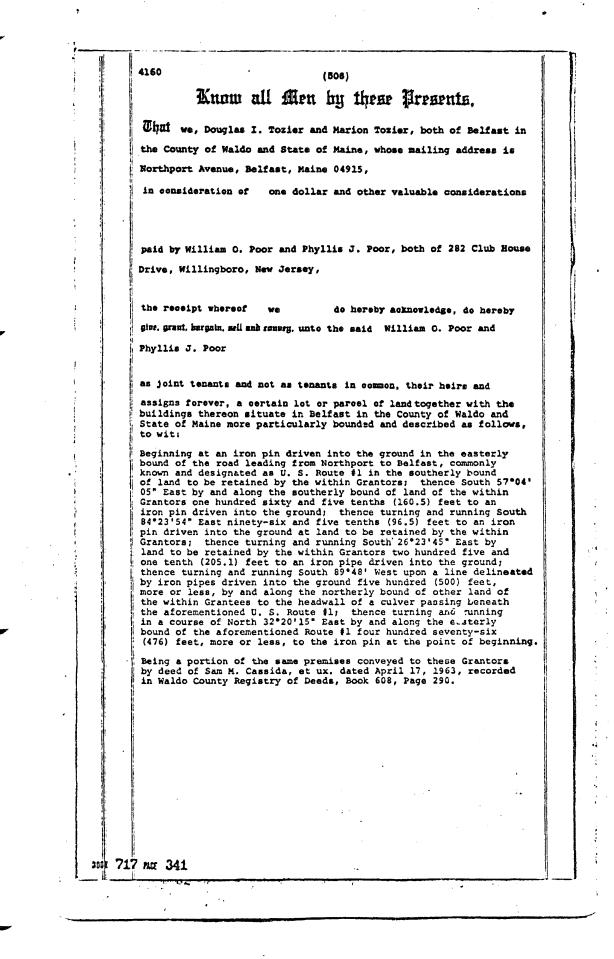
Beginning at the head of a gully in the center of a concrete culvert which is on or near the noutherly bound of the Atlantic Highway, so-called; thence southeraberly following the bottom of the gully along the northeunterly bound of land of Joneph Grady two hundred seventy-five (275) feet, more or less, to a point in the mouth of a brook; thence enderly nod northeunterly along high-water mark of Penebacot may four hundred ten (420) feet, more or less, to a point at the cullet of a gully; thence northerly up the bottom of and gully, along the weaterly bound of land of Douglas Tozier, one hundred (160) feet; thence weat along the line of a sid Tozier five hundred seven (507) feet to the center of a gully on or near the noutherly bound of the Atlantic Highway; thence westerly along the southerly bound of said highway two hundred six (206) feet to the point of beginning. Said lot contains two and twenty-three hundredths (2.23) acres, more or less.

Heaning and intending to convey and hereby conveying the same premises described in a deed from Harrict L. Hartley to emid Frederic R. Poor, under the name of Fred R. Pour, dated January 25, 1946, and recorded in Walde County Registry of Deeds in Book 452, Fage 205.

Witness my hand and seal this twenty-eighth day of July one

thousand nine hundred and seventy-one.

Signed, Sealed and Delivered in presence of J. Theb rederic O Alace State of Maine County of Waldo, 85. July 29, 1971 73. Then personally appeared the above-named Frederic R. Poor ad acknowledged the foregoing instrument to be his free not and deed. Before me. 0 . 2807 LARY Public Justics ROGER P. BLAKE Registry of Dieds State of Maine, Waldo ATTOCHET AT LAW 1971 at 3" Ressived. ามาร 20 1100 E sojne Dedisa, 107E and recorded in Beok 691 Page A110511 Ret R



BK: 717 PG: 341

1000 abor 717 FACE 342 We have and to hold the aforegranted and bargained premises with all ÷ the privileges and appurtenances thereof, to the said William O. Poor and Phyllis J. Poor as joint tenants and not as tenants in common, their heirs and Sassigns, to their own use and behoof forever. we do cournant with the said Grantees, as aforesaid, that And lawfully seized in fee of the premises, that they WA ATA are free of all encumbrances; reserving, nevertheless, the right to use and occupy the premises until the first day of October, 1974; have good right to sell and convey the same that we to the said Grantees to hold as aforesaid; and that we our heirs shall and will Warrant and Defend the same to the and said Grantees, their heirs and assigns against the lawful claims and demands of all persons. in Witness Whereof, we, the said Douglas I. Tozier and Marion Tozier, being husband and wife and mutually xaade 201223 joining in this deed as Grantors, and relinquishing and conveying Our right by descent and all other rights in the above described premises, have hersunto set our hands and seals this twenty-eighth day of August in the year of our Lord one thousand mine hundred and seventy-four. Signed, Bealed und Delivered 1 A in presence of · ... 4 Personally appeared the above named Douglas I. Tozier and acknowledged the foregoing instrument to be his free act and deed. 4160 ~ Sec. Before Be. H Jonker o of Maine, Woldo in Registry of Doods "August 29 10 74411 R. 15 R. A. Justice of the Peace. Notary Public. ad in best 727 1000 342

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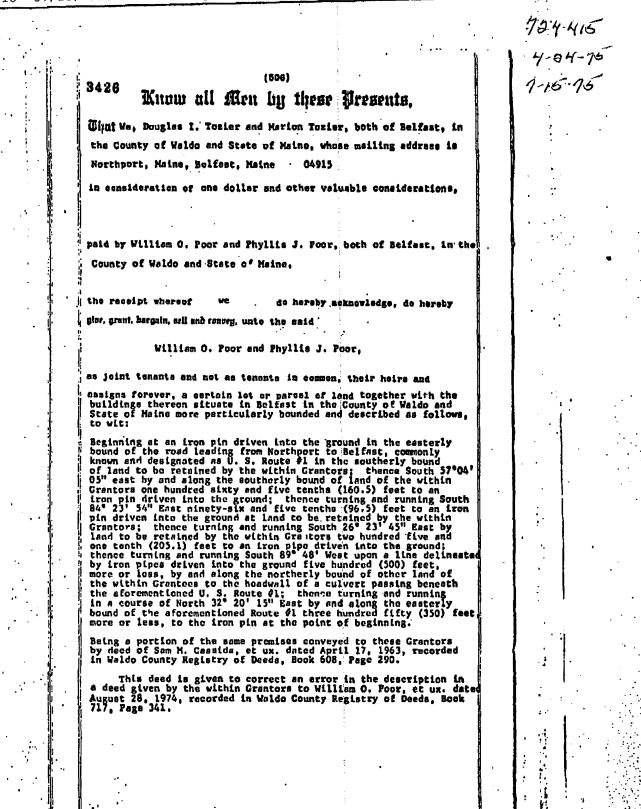
BK: 717 PG: 342

124	PG: 413 0	715/1975 DEED Image: 1 of 2	724-4	13
		•	4-34 14-34 1-15	75
•			1 7-15	15
		(mo, ecr)		
		Know All Ren by These Presents.		•
		That we, William O. Poor and Phyllis J. Poor both of Belfest, in		
		, the County of Waldo and State of Maine,		•
		in consideration of one dollar and other valuable considerations,		•
	ill	paid by Douglas I. Tozier and Marion Tozier, both of Bolfast, in		•
		the County of Waldo and State of Maine,		
				, ,
		the receipt shareaf we do hereby acknowledge, do hereby remine,		
	4	release, becaula, acli and country, and forever quit-claim unto the said	1	
	• [Douglas I. Tozier and Marion Tozier		
	li li	as joint tenants and not as tenants in educon, their heirs and		• •
	1	assigns forever, a certain let or parcel of land , together with the buildings thoreon situate in Selfast in the County of Waldo and		•
		State of Moine more particularly bounded and described as follows, to wit:		
	2	Beginning at an iron pin driven into the ground in the easterly bound of the road leading from Northport to Belfast, commonly		
		known and designated as U. S. Route #1 in the southerly bound of land to be retained by Douglas I, Toxier, et ux.; thence South		
	· .	57° 04' 05" East by and slong the southerly bound of lond of said (Douglas I. Togier, et ux, one hundred sixty and five tenths (160.5)	t t	•
		feet to an iron pin driven into the ground; thence turning and running South 84° 23' 54" East minety-six and flue tenths (96.5) feet to an iron pin driven into the ground at land to be retained by the	h i	
{	l I	within Tozier; thence turning and running Sputh 26 23 457 Kast by land to be retained by the within Tozier two hundred five and		•
ŀ		one tenth (205.1) feet to an iron pipe driven late the ground; thence turning and running South 89°48' West upon a line delineated ?		•
	Į	or less, by and along the northerly bound of other land of the said		•
		 Toxicr to the headwall of a culvert passing beneath the afore- mentioned U. S. Route #1; thence turning and running in a course of N. with 32° 20' 15' gast by and along the enstering bound of the 	1 I.	· · ·
		aforementioned Route fi four hundred seventy-six (476) fest, more or less, to the iron pin at the point of boginning.	4	
	I			
		Boing all and the same premises conveyed by deed of Dougles I.Tozier, et ux. to William O. Poor, et ux. dated August 28, 1974, recorded in Waldo County Registry of Dates, Book 717, Page 361.		• ,
		The purpose of this deed is to facilitate the correction of an	. I	•
		error in the aforementioned deed to the within Grantors, the Grantees herein having executed simultaneously with this instrument a new		
	•	deed correcting said error.		1.2
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		111 724 na d13		
	· ·		.!?:	
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		••••••••••••••••••••••••••••••••••••••		, • • •

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BK: 724 PG: 413 07/15/1975 DEED Image: 2 of 2

2 1, 1, 1 : - time and 724 mit 414 rs1 / # . appurtemandes thereunto belonging, to the said 11 10 .1. Douglas I. Tozier and Marion Tozier ż ψ**λ**ί . • as joint tements and not as tements in common, their beirs and ۱. ۱ assigns, to their own use and bahoof forever. And we do represent with the said Grantees, their heirs and ÷ assigns, and the survivor of them and the heirs and assigns of the survivor of them, that We shall and will Barrant and Former Briend the same to the said Grantses, their heirs and assigns egainst the ۰, lawful slaims and demands of all persons claiming by, through of under us. In Witness Mherred, we the said William O Poor and Phyllis J. Poor, li being husband and wife, and mutually л 221 NORTHINGS IN siz: 1 joining in this dood as Granters, and Ł relinguishing and conveying our right by descent and all other rights in the above described promises, have hereupte set our hands and seal 5 this twenty-fourth day of April in the year of our Lord one thousand size hundred and seventy-five. ••• MENTER MANAGEMENT **.**... 装置机械制度。 ; N. 74 1 -1 C • : NEW JERSEY, SURLINGTON JUNE 19 State styling, County of 19 75 Personally appeared the above named William D. Foor and Phyllis J. . Toor and asknowledged the foregoing instrument to be their free act and doed, Before se, 5 cm My Commission exp Fes Jucommission fighter Del 27. W ATT OF THE REAL Bable St. 3425 Jun a 1* (Noterial Seal) July 15 -75- 3 + 30 HP. H 724 Jalania To al , 2



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101 IN 724 au 416 1.2 Gs have sub to hold the aforegranted and bargeined premines with all the privileges and appurtenances thereof, to the said ί. 3**.**34 William O. Poor and Phyllis J. Poor, as joint temants and not as temants in common, their heirs and assigns, to their own use and behoof forever. Anh. de covenant with the said Grantees, as aforessid, that lawfully seized in fee of the promises, that they We are are free of all encumbrances; that have good right to sell and convey the same to the said Grantees to hold as aforespid; and that we. bda our heirs shell and will Warrant and Defend the same to the ; sold Grantees, their heirs and assigns against the lavful claims and demands of all persons. ţ Γ. ł In Mitness Wherent, we the said Douglas I. Tozier and Marion Tozier being husband and wife, and mutually, XXXX ut those ide 100 joining in this deed as Granters, and relinquishing and conveying our right by descent and all other rights in the above described premises, have hereunto get dur hands and seals this twenty-fourth day of April in the year of our Lord one thousand mine hundred and seventy-five. Signed, Bruled and Beiluered in presence of Clarke (6057.) Dough Y • · . . State of Matne, County of Waldo, 18 75 July 8 **51** Fersonally appeared the above named Douglas I. Tozier and soknowledged Toregoing instrument to be his free act and dued. Befere me. 3426 Helm Sanker, UB. July 15 🚽 Botary Public.

back 7	52 FACE 242	,
i.	(506)	
-14	15 Know all Men by these Presents.	
.'	Uliut we, WILLIAM O. POOR and PHYLLIS J. POOR, husband and wife, both of Willingboro, County of Burlington and State of New Jersey	
	in consideration of one dollar and other valuable considerations	
:	paid by PREDERICK C. KELLY and PRISCILLA B. KELLY, husband and wife, both of Northport, County of Waldo and State of Maine	•
	and whose mailing address is RFD, Bolfast, Maine 04915	
	the receipt whereof we do hereby acknowledge, do hereby	
•	give, grant, bargain, sell and convey, unto the said	
	Frederick C. Kelly and Priscilla B. Kelly	
	ή	•
	as joint tenants and not as tenants in common, their heirs and assigns, and to the survivor of them and the heirs and assigns of the survivor of them assigns forever, acceptizizet exception and assigns and assigns.	
•	A certain lot or parcel of land, together with the buildings thereon, situate in BELFAST, County of Waldo and State of Maine and more particularly bounded and described as follows, to wit:	•••
	Beginning at an iron pin driven into the ground on the easterly bound of the road leading from Northport to Belfast, commonly known and designated as U. S. Route #1 in the southerly bound of land now or formerly of Douglas Tozier et ux; thence South 57°04'05" East by and along the southerly bound of land of the said Tozier one hundred sixty and five tenths (160.5) feet to an iron pin driven into the ground; thence turning and running South 84°23'54" East ninety-six and five tenths (96.5) feet to an iron pin driven into the ground at land to be retained by the said Tozier; thence turning and running South 26°23'45" East by land to be retained by the said Tozier, two hundred five and one tenth (205.1) feet to an iron pipe driven into the ground, which said iron pipe marks generally southeasterly corner of land described in a deed from Douglas I. Tozier et ux to William O. Poor et ux, dated April 24, 1975 and recorded in the Waldo County Registry of Deeds in Book 724, Page 415, which said point is also the generally northeasterly corner of land described in a deed from Frederic R. Poor to William O. Poor et ux, dated July 28, 1971 and recorded in said Registry in Book 691, Page 44; thence by the same course South 26°23'45" East along generally easterly bound of land conveyed by Frederic R. Poor to William O. Poor et ux by deed aforesaid one hundred (100) feet, more or less, to an iron stake driven into the ground on the shore of Penobscot Bay; thence westerly and southwesterly by the shore of Penobscot Bay; one hundred and twenty-five (125) feet, more or less, to an iron stake driven into the ground on the generally southerly line of land conveyed by Tozier to Poor by deed aforesaid; thence by the same course calculated to be North 43° West by land of the Grantors, two hundred and ninety-five (295) feet, more or less, to an iron stake driven into the ground on the generally southerly line of land conveyed by Tozier to Poor by deed aforesaid; thence by the same course calculated to be North 43° West by land of the	
	five (75) feet, more or less, to the point of beginning. MEANING AND INTENDING TO CONVEY and hereby conveying a portion of the premises described in two deeds as follows, to wit: One from Douglas I. Tozier and Marion Tozier to us, William O. Poor and Phyl J. Poor, dated April 24, 1975 and recorded in the Waldo County Regi try of Deeds in Book 724, Page 415; and one from Frederic R. Poor t	.9-

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us, William O. Poor and Phyllis J. Poor, dated July 28, 1971 and Phyl recorded in said Registry in Book 691, Page 44.

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BBCK	752	. FACE 244
		Us have and is hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said
		Frederick C. Kelly and Priscilla B. Kelly
		as joint tenants and not as tenants in common, their heirs and assigns, and to the survivor of them and the heirs and assigns of the survivor of them mescages, to their own use and behoof forever.
		And we do command with the said Grantees, as aforesaid, that
		we are lawfully seized in fee of the premises, that they
		are free of all encumbrances; subject to the prorata share of real estate taxes assessed against the premises as of April 1, 1978, which said share the Grantees by their acceptance of this deed assume and agree to pay
]		that we have good right to sell and convey the same
		to the said Grantees to hold as aforesaid; and that we
i j		and our heirs shall and will Warrant and Defend the same to the said Grantees, their heirs and assignarageanabetharakeweikharake
		demonds of them forever, against the lawful claims and demands of all persons.
1		In Witness Wherrof, we the said William C. Poor and Phyllis J. Poor, being husband and wife, and mutually,
		839abx *
1		
		₩źΏθι
		joining in this deed as Grantors, and
		relinquishing and conveying all rights by descent and all other
		rights in the above described premises, have hereunto set our
		hands and seals this thirteenth day of March
		in the year of our Lord one thousand nine hundred and seventy-eight.
		Bigned, Sealed and Delivered
		In presence of William O. Foot
i		Suldon W Clark William O. Poor +4
		Auldon W Clark " Phylling Poor
		Phylys J. Poor
6		· ·
		-
		New-censury
		State of flater WALDON 08. "11/0706 27 19 76
		Personally appeared the above named william O. Poor and
		Phyllis J. Poor and Acknowledged
•		the foregoing instrument to be in their free act and deed.
	14	
State	of Main	Waldo as Registry of Doods
Rece		Dril 3 078 1 45 M. P.M.
and	conded	n Book 752 Pres 242 Notary Public.
	An	(TANTLI CONCLED, KOULD

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BOOK 826 PAGE 429

Know all Men by these Presents,

WARRANTY DEED Joint Tenancy

"Maine Real Estate Transfer Tax Paid"

What we, DOUGLAS I. TOZIER and MARION R. TOZIER, both of Northport,

County of Waldo, State of Maine,

4269

 in consideration of one dollar and other valuable considerations

paid by FREDERICK C. KELLY and PRISCILLA BRYANT KELLY, both of Belfast, County of Waldo. State of Maine.

whose mailing address is P.O. Box 353, Belfast, Maine 04915,

the receipt whereof we do hereby acknowledge, do hereby give, grant. bargain, sell and ronvey unto the said Frederick C. Kelly and Priscilla Bryant Kelly

as joint tenants and not as tenants in common, their heirs and assigns forever, a certain lot or parcel of land situate in BELFAST, County of Waldo, State of Maine, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the general southeasterly bound of the Atlantic Highway also commonly known and designated as U.S. Route No. 1, said point being the northwesterly corner of property conveyed to Frederick C. Kelly and Priscilla Bryant Kelly by deed of William 0. Poor, et ux as recorded in the Waldo County Registry of Deeds in Book 752, Page 242; thence generally southeasterly along said Kelly's bound one hundred and sixty and five tenths (160.5) feet to a point marked for a corner; thence more easterly as said boundary of Kelly runs ninety-six and five tenths (96.5) feet to a corner in the generally westerly bound of land now or formerly of Phyliss H. Burbank as recorded in said Registry in Book 757, Page 46; thence generally northerly one hundred sixty (160) feet, more or less, to the general southerly bound of Tozier Street, so-called; thence generally northwesterly in the southerly bound of Tozier Street one hundred and seventy (170) feet, more or less, to the general easterly bound of the Atlantic Highway also commonly known as U.S. Route No. 1; thence southwesterly along said highway's generally southeasterly bound one hundred and ten (110) feet, more or less, to the place of beginning.

MEANING AND INTENDING TO CONVEX and hereby conveying a parcel of land said to contain .65 acres, more or less, and being designated on the City of Belfast Tax Maps as Map U-1, Lot 9D and being a portion of the premises conveyed to Douglas I. Tozier and Marion R. Tozier by deed of Sam Cassida as recorded in the Waldo County Registry of Deeds in Book 608, Page 290, dated April 17, 1984.

	DOK 826 PAGE	430 have and to hold the aforegranted	d and bargained premises, with all the privileges
	and	d appurtenances thereof, to the said Frederick C. K	Kelly and Priscilla Bryant Kelly
	as j	joint tenants and not as tenants in common, their heirs and	d assigns, to their own use and behoof forever.
			aid Grantees, their heirs and assigns, that we
	law	wfully seized in fee of the premises, that they are free of all	l encumbrances
	tha		same to the said Grantees to hold as aforesaid; d will warrant and defend the same to the said
		antees, their heirs and assigns forever, against the lawful c	۰.
		In Witness Whereof, we	the said Douglas I. Tozier and
	Ma	arion R. Tozier, being husband and wife an	nd mutually
		xboxec	
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	iner	tiscolucation (
	joi	ining in this deed as Grantors, and relinquishing and conv	veying all rights by descent and all other rights to the
÷		ove described premises, have hereunto set $0ur$ the month of $\nabla cure$, A.D. 19 84.	hands and seals this 2912 day
		Bignrd, Sealed and Belivered	
		in presence of	
	4	Afenlager On f	Douglas I. Tozier
			Marion R. Tozie
			:
			·····
	-	State of Maine. County of Waldo, Then personally appeared the above named Doug!	
			010 C
	11 11	ad acknowledged the foregoing instrument to be the:	
	an	Before me	
	42 State	Before me 269 te of Maine, Waldo ss. Registry of Deeds wivedIIJ.J.g1.61984st.1.DH.00MAM	Stanley W. Brown Stanley at Law

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	QUITCLAIM DEED With Covenant
	Know all Men by these Presents,
	That WILLIAM O. POOR and PHYLLIS J. POOR of Willingboro, County of Burlington, State of New Jersey
	in consideration of one dollar and other valuable consideration
	paid by FREDFRICK C. KELLY and PRISCILLA BRYANT KELLY of Northport, County o Waldc, State of Maine
	whose mailing address is Northport Avenue Maine 04915
Paid	the receipt where of we do hereby acknowledge, do hereby reutise, release, barge
No Transfer Tax	sell and cousey, and forever quitclaim unto the said Frederick C. Kelly and Priscilla Bryant Kelly
202	their heirs and assigns forever,
	All land in Belfast northeasterly of a certain line bounded and described as follows:
	Beginning at an iron pin in the easterly bound of U.S. Route #1 which said ir pin marks a corner of land conveyed to Frederick C. Kelly and Priscilla Bryan Kelly in Book 752, Page 242 and marking the corner of land of William O. Poor and Phyllis J. Poor; thence South 35° 50' 50" East four hundred fifty-four an two tenths (454.2) feet to an iron pin; thence continuing on the same course nineteen (19) feet more or less, to the high water mark of Penobscot Bay. Sa line being the southwesterly line of land conveyed to Frederick C. Kelly and Priscilla Bryant Kelly by William O. Poor and Phyllis J. Poor by deed dated April 3, 1978 in which said line was described in said deed as having a "bear calculated to be North 43° West,"
	The purpose of this deed is to correct and permanently establish the south- westerly line of the Frederick C. Kelly and Priscilla Bryant Kelly parcel and the northeasterly line of land of William O. Poor and Phyllis J. Poor.

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Ta have and to hold	same, together with all the privileges and appurtenances
thereunto belonging, to the said Frederick	C. Kelly and Priscilla Bryant Kelly
their heirs and assigns forever.	
And we do concentrat	with the said Grantees, their heirs and assigns, that
they shall and will murrant and del	fend the premises to the said Grantee s, their heirs and
assigns forever, against the lawful claims and den	nands of all persons claiming by, through, or under
In Witness Whereof,	we ,thesaid William O. Poor and Phyllis J. Poor
	XHRK
hungungen versteren er	
JUNNIXEVENTER as Grantor s, and relinquish above described premises, have hereunto set month of May, A.D. 1987.	their hands and scale this descent and all other rights in the day of the
Bigurd, Sealed and Belivered	
in presence of	
Ser U. J. Herry	Jiam 0. Poor
•••••••••••••••••••••••••••••••••••••••	Phyllis J. Poot
•••••••••••••••••••••••••••••••••••••••	
Brute of Mujue, County of Val	do 58, Mar 4, 1987.
	ed William O. Poor and Phyllis J. Poor
	e of New Jersey admitted to practice n good standing.
	Before me,
RECCIVED WALDO COUNTY REGISTER DE DEEDS	TBatter
REGUIVED WALDO COUNTY REGISTER OF DEEDS 1997 HAY -7 Alt 8: 10	THOMAS J. SCATTERGOODAttorney at Law
WALDO COUNTY REGISTER OF DEEDS 1997 HAY -7 All 8: 10 DODK957	
WALDO COUNTY REGISTER OF DEEDS 1997 HAY -7 AN 8: 10	THOMAS J. SCATTERGOODAttorney at Law

	QUITCLAIM DEED With Covenant
	Know all Men by these Presents,
	Dhut FREDERICK C. KELLY and PRISCILLA BRYANT KELLY of Northport, County of Waldo, State of Maine
	in consideration of one dollar and other valuable consideration
-	paid by WILLIAM O. POOR and PHYLLIS J. POOR of Willingboro, County of Burlingto State of New Jersey
No Transfer Tax Paid	whose mailing address is 282 Club House Drive Willingboro, NJ 08046
No Te	the receipt whereof we do hereby acknowledge, do hereby remise, release, bar guin,
	gell and souvey, and forever quitslaim unto the said William O. Poor and Phyllis J. Poo
	their heirs and assigns forever,
	All land in Belfast southwesterly of a certain line bounded and described as follows:
	Beginning at an iron pin in the easterly bound of U.S. Route #1 which said iron pin marks a corner of land conveyed to Frederick C. Kelly and Priscilla Bryant Kelly in Book 752, Page 242 and marking the corner of land of William O. Poor and Phyllis J. Poor; thence South 35° 56' 50" East four hundred fifty-four and two tenths (454.2) feet to an iron pin; thence continuing on the same course nineteen (19) feet more or less, to the high water mark of Penobscot Bay. Said line being the northeasterly line of land conveyed to Frederick C. Kelly and Priscilla Bryant Kelly by William O. Poor and Phyllis J. Poor by deed dated April 3, 1978 in which said line was described in said deed as having a "bearing calculated to be North 43° West."
	The purpose of this deed is to correct and permanently establish the north- easterly line of the Frederick C. Kelly and Priscilla Bryant Kelly parcel and the southwesterly line of land of William O. Poor and Phyllis J. Poor.
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•	Lies 557 ME 307
To have and to hold the same, t	ogether with all the privileges and appurtenances
creunto belonging, to the said William O. Poor	
the if heirs and assigns forever.	
	e said Grantees, their heirs and assigns, that
	e premises to the said Grantees, their heirs and
igns forever, against the lawful claims and demands o	
5 / 5 -1	
In Witness Whereof, wo	the said Frederick C. Kelly and Priscilla Bryant Kelly
KK	AL A
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BINNIN THIN A SUCCESS A BINNING	
	d conveying all rights by descent and all other rights in the hands and seals this $First$ day of the
ove described premises, have hereunto set their	
ove described premises, have hereunto set their onth of Alay , A.D. 19 87 . Bigurd, Genied and Belivered	
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we described premises, have hereunto set their nth of Alay , A.D. 19 87. Bigued, Sealed and Delivered in presence of Blute of Maine, County of Waldo	handy and seals this First day of the Frederick C. Kelly Frederick C. Kelly Man Hay 1, 19 87. rederick C. Kelly and Priscilla Bryant
we described premises, have hereunto set their nuth of Alay , A.D. 19 87. Bigued, Bealed and Belluered in presence of Biute of Maine, County of Waldo Then personally appeared the above named Fi	handy and seals this First day of the Frederick C. Kelly Frederick C, Kelly Priscilla Bryant Kelly BS. May 1, 1987. rederick C. Kelly and Priscilla Bryant Kelly
we described premises, have hereunto set their nuth of Alay , A.D. 19 87. Bigurd, Sealed and Belivered in presence of Biute of Maine, County of Woldo Then personally appeared the above named Fi acknowledged the foregoing instrument to be the	handy and seals this First day of the Frederick C. Kelly Frederick C. Kelly Man Hay Hilly BS. May 1, 1987. rederick C. Kelly and Priscilla Bryant Kelly free act and deed.
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by described premises, have hereunto set their nth of Alay, A.D. 19 87. Bigued, Sealed and Belivered in presence of Biute of Maine, County of Waldo Then personally appeared the above named Fi acknowledged the foregoing instrument to be their BIOENTED	handy and seals this First day of the Frederick C. Kelly Priscilla. Except fields Priscilla Bryant Kelly BB. May 1, 1987. rederick C. Kelly and Priscilla Bryant Kelly free act and deed. e me, Uallenie, G. Mprocky
by described premises, have hereunto set their nth of Ahg , A.D. 19 87. Bigurd, Beaird and Belivered in presence of Biute of Maine, County of Waldo Then personally appeared the above named Fi acknowledged the foregoing instrument to be the: Befor RECEIVED WARD OF DEEDS	hand, and seals this First day of the Frederick C. Kelly Frederick C. Kelly Friscilla Bryant Kelly BB. May 1, 1987. rederick C. Kelly and Priscilla Bryant Kelly free act and deed. e me, Malling J: Mposely Notary Public Margania Low
by described premises, have hereunto set their nth of Ahr_{f} , A.D. 19 87. Bigurd, Genird and Belivered in presence of Biute of Maine, County of Waldo Then personally appeared the above named Fi acknowledged the foregoing instrument to be their Befor MADO COUNTY REGISTER OF DEEDS 1907 116Y -7 All 8: 10 ROCK - 957 206	hand, and seals this First day of the Frederick C. Kelly Frederick C. Kelly Friscilla Bryant Kelly BB. May 1, 1987. rederick C. Kelly and Priscilla Bryant Kelly free act and deed. e me, Malling J: Mposely Notary Public Margania Low

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	DGGA 957 PLUE
	WARRANTY DEED
	Joint Tenancy 02860 Kurnu ull Minu lur thogo Alepaputa
	02860 Know all Men by these Presents,
	ប៊ីរ៉ាងរ៉ា FREDERICK C. KELLY and PRISCILLA BRYANT KELLY both of Northport, County of Waldo, State of Mnine
	in consideration of one dollar and other valuable consideration
	paid by LYNDON MORGAN and CATHY MORGAN of Belfast, County of Waldo, State of Maine
	whose mailing address is 37 Congress Street Belfast, Naine 04915
• •	the receipt whercof we do hereby acknowledge, do hereby five, frant, bargain, sell and
1. 2. 1.	convergent unto the said Lyndon Morgon and Cathy Morgon
tansfer	their heirs and assigns forever,
"Kaine Stel Estate Transfer Try Poist	A certain lot or parcel of land together with the buildings thereon, situate in BELFAST, County of Waldo and State of Maine and more particularly bounded and described as follows, to wit:
	Beginning at an iron pin driven into the ground on the easterly bound of the road leading from Northport to Belfast, commonly known and designated as U.S. Route #1 in the southerly bound of land now or formerly of Douglas Tozier et ux; thence South 57° 04' 05" East by and along the southerly bound of land of the snid Tozier one hundred sixty and five tenths (160.5) feet to an iron pin driven into the ground; thence turning and running South 34° 23' 54" East ninety-six and five tenths (96.5) feet to an iron pin driven into the ground at the line of land to be conveyed to the Grant@es herein, which land is the second parcel herein described; thence turning and running South 26° 23' 45" East by land formerly held by the said Tozier, two hundred five and one tenth (205.1) feet to an iron pipe driven into the ground which said iron pipe marks the generally southeasterly corner of land described in a deed from Douglas I. Tozier et ux to William 0. Poor et ux, dated April 24, 1975 and recorded in the Waldo County Registry of Deeds in Book 724, Page 415, which said point is also the generally northeasterly corner of land described in a deed from Frederick R. Poor to William 0. Poor et ux, dated July 28, 1971 and recorded in said Registry in Book 691, Page 44; thence by the same course South 26° 23' 45" East along generally easterly bound of land conveyed by Frederick R. Poor to William O. Poor et ux by deed aforesaid one hundred (100) feet, more or less, to an iron stake driven into the ground on the shore of Penobscot Bay; thence westerly and southwesterly by the shore of Penobscot Ray, one hundred and twenty-five (125) feet, more or less, to a point on the shore which is on a course of South 35° 56' 50" Kest fince (19) feet, more or less, to said from pin; thence continuing on same course and in the Northeasterly line of land of Poor four hundred fifty-four and two tenths (454.2) feet to an iron stake driven into the ground on the generally easterly bound of U. S. Route #1 aforesaid; thence North 38° 43' 10" East by
	Waldo County Registry of Deeds in Book 752, Page 242. Also conveying a certain lot or parcel of land situate in BELFAST, County of Waldo, State of Maine, more particularly bounded and described as follows, to wit:
	"BEGINNING at a point in the general southeasterly bound of the Atlantic Highway also commonly known and designated as U.S. Route No. 1, said point being the

BOUK

957 FIGE 86 northwesterly corner of property conveyed to Frederick C. Kelly and Priscilla Bryant Kelly by deed of Douglas I. Tozier, et ux as recorded in the Waldo County Registry of Deeds in Book 752, Page 242; thence generally southeasterly along said Kelly's bound one hundred and sixty and five tenths (160.5) feet to a point marked for a corner; thence more easterly as said boundary of Kelly runs ninety-six and five tenths (96.5) feet to a corner in the generally vesterly bound of land new or formerly of Phyllis II. Burbank as recorded in said Registry in Book 757, Page 46; thence generally northerly one hundred sixty (160) feet, more or less, to the general southerly bound of Tozier Street, so-called; thence generally northwesterly in the southerly bound of Tozier Street one hundred and Seventy (170) feet, more or less, to the general easterly bound of the Atlantic Highway also commonly known as U.S. Route No. 1; thence southwesterly along said highway's generally southeasterly bound one hundred and ten (110) feet, more or less, to the place of beginning."

MEANING AND INTENDING TO CONVEY and hereby conveying the same premises as described in a Warranty Deed from Douglas I. Tozier and Marion R. Tozier to Frederick C. Kelly and Priscilla Bryant Kelly and recorded in the Waldo County Registry of Deeds in Book 826 at Page 429.

The first parcel described herein is subject to an exchange of deeds by and between Frederick C. and Priscilla B. Kelly and William O. and Phyllis J. Poor, which exchange of deeds clarifies the southwesterly boundary of the first parcel described herein; said deeds to be recorded in The Waldo County Registry of Deeds.

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PBK.

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	DIDA 957 PAGE 8
	To have not to half the standard and beginned remained with all the minimum
	TO have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Lyndon Morgan and Cathy Morgan
	as joint tenants and not as tenants in common,
	the lr heirs and assigns, to them and their use and behoof forever.
	And we do continuent with the said Granter . their heirs and assigns,
	that we Bre lawfully seized in fee of the premises, that they are free of all encumbrances
	that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and
	that we and our heirs shall and will wurrunt und defend the same to the said
	Grantees their heirs and assigns forever, against the lawful claims and demands of all persons.
	The Mittaner Millerreef
	Ju Witness Wherenf, we , the said Frederick C, Kelly and Priscilla Bryant Kelly
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	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
	XNXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
	XNXATORYNY IDIX DIX DIX DIX DIX A Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set their hands and seals this First day of the month of May, A.D. 1987.
	XHXAAQYXX IDIX UNXX Has Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set their hands and seals this First day of the month of May, A.D. 1987. Bigued, Bealed and Delincred
	XXXAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA
	XXXAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA
	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
	XXXAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA
	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
	XHANGENA INIX DEXCRAS Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set their hand g and seals this First day of the month of May , A.D. 19 87. Bigued, Bealed and Delinered in presence of the presenc
	XHAMAGYNAIDEX BASKAS Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set their hands and seals this First day of the month of May, A.D. 1987. Bigned, Bealed and Delinered tu presence of Frederick C. Kelly Priscilla Bryant Kelly
	XHANGENALWARKAS Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set their hand g and seals this First day of the month of May A.D. 19 87. Bigued, Bruled and Delinered in presence al Frederick C. Kelly Priscilla Bryant Kelly Bitate of filtubue, County of Waldo BE: May 1 Then personally appeared the above named Frederick C. Kelly and Priscilla Bryant
	XHANGENALWARKAS Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set their hand g and seals this First day of the month of May A.D. 19 87. Bigued, Bruled and Delinered in presence al Frederick C. Kelly Priscilla Bryant Kelly Bitate of filtubue, County of Waldo BE: May 1 Then personally appeared the above named Frederick C. Kelly and Priscilla Bryant
	XIXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
	XHARDONN UNX DEXXas Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set their hand g and scale this First day of the month of Mary , A.D. 1987. Bigurd, Grantor Mary , A.D. 1987. Bigurd, Grantor and Delivered its presence of the month of Mary , A.D. 1987. Bigurd, Grantor and Delivered its presence of the month of Mary , A.D. 1987. Bigurd, Grantor and Delivered its presence of the month of Mary , A.D. 1987. Bigurd, Grantor and Delivered its presence of the month of Mary , A.D. 1987. State of fillable, Gunuty of Waldo BE. Mary 1 , 1987. Then personally appeared the above named Frederick C. Kelly and Priscilla Bryant Kelly and acknowledged the foregoing instrument to be their free act and deed. RECEIVED WALDO COUNTY REGISTER OF DEEDS Walling Mary Morry Notary Public Autoonce at Lew Mary Public Autoonce at Lew
	XKHATOGENN IDEX BLACK Kas Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set their hand g and seals this First itate af fileline, Gunuity of Waldo Bis: Mary 1 Above described premises, have hereunto set their Bis: Mary 1 Bis:
	XKHATOGENN IDEX BLACK Kas Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set their hand g and seals this First day of the month of May A.D. 1987. Bigurd, Sealed and Delinered in presence of State of filatine, Connuty of Waldo Frederick C. Kelly Search, May 1, 1987. Bitate of filatine, Connuty of Waldo Bs: May 1, 1987. Then personally appeared the above named Frederick C. Kelly and Priscilla Bryant Kelly Mathematical Connections (Kelling) Notery Public Mathematical Connections (Kelling) Made Acknowledged the foregoing instrument to be their free act and deed. Notery Public Mathematical Connections (Kelling) Mathematical Connections (Kelling) Mathematical Connections (Kelling) Notery Public (Kelling) Mathematical Connections (Kelling) Mathematical Connections (Kelling) Notery Public (Kelling) Mathematical Connections (Kelling) Mathematical Connections (Kelling) Notery Public (Kelling) Mathematical Connections (Kelling) Mathematical
	XKHATOGENN IDEX DEACHAGE Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set their hand g and seals this First day of the month of May , A.D. 19 87. Digned, Sealed and Delinered Frederick C. Kelly tis presence of Frederick C. Kelly Priscilla Bryant Kelly Priscilla Bryant Kelly Diate of filabure, Gounding of Waldo DB: May 1 , 19 87. Then personally appeared the above named Frederick C. Kelly and Priscilla Bryant Kelly and acknowledged the foregoing instrument to be their free act and deed. RECEIVED Waldon Deliner Waldwidy May 2000 Waldwidy C. Kelly and Priscilla Bryant Kelly Notary Public Diversion of the above named Frederick C. Kelly and Priscilla Bryant Kelly March Deliner Inter act and deed. Before me, Wallener J. Moordy Wallener J. MOCODY Notary Public Diversion Lawers actions 1, 1922 March Deliner Wallener J. May 3, 1922 March Deliner Wallener J. Mocory March Deliner Wallener J. 1922 March Deliner Notary Public Divenory at law March Del

That	LYNDON W. MORGAN, of Belfast, Waldo County, Maine,
0791(0
in conside	leration of one dollar and other valuable consideration,
paid by	CATHY G. MORGAN, of Belfast aforesaid,
	·.
the receip	pt whereof I do hereby acknowledge, do hereby
give, grant,	t, burgain, seil and convey unto the said CATHY G. MORGAN, her
one-hali XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	f (1/2) interest in and to: Xak mx your add xod xod xod xod xod xod xod xod xod x
(See Ex	whibit A attached hereto for legal property description)
[]	

BKLISO PG282	granted and bargained premises with
ill the privileges and appurtenances thereo,	to the said CATHY G. MORGAN, her
heirs and assigns, to thom and th And τ do COVENANT with th	
•	s said Grantos , hor heirs solzed in foo of the premises that they
hat I have good right to sell and or cold as aforesaid; and that I and and DEFEND the same to the said Grantes gainst the lawful claims and demands of al	•••
In Witness Wherent, 1, the st	aid LYNDON W. MORGAN,
• • •	-
undred and ninety. Signed, Scaled and Belivered	
in prevence of	A

State of Maine, Knox | ps.

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September 11 1990

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Personally appeared the above named LYNDON W. MORGAN,

and acknowled and acknowled the above
instrument to be his free act and deed.
MCHARD A. MEKITTRICK NOTARY PUBLIC, MAINE MY COMMISSION EXPIRES JULY 0. 1905
(typed or printed name) Justice of the Pence.
Notary Public

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EXHIBIT A

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فالمتأثث بالماكاة الباليات والمتراث والشاقت

يدرج بالدم يقاموه فالرأ وحاو ستميه الأمار

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two certain lots or parcels of land, together with the buildings thereon, situate in Belfast, County of Waldo and State of Maine, and more particularly bounded and described as follows, to wit:

PARCEL ONE: BEGINNING at an iron pin driven into the ground on the easterly bound of the road leading from Northport to Belfast, commonly known and designated as U. S. Route 1, in the southerly bound of land now or formerly of Douglas Tozier, et ux; thence South 57'04'05" East by and along the southerly bound of land of said Tozier one hundred sixty and five-tenths (160.5) feet to an iron pin driven into the ground; thence turning and running South 84'23'54" East innety-six and five-tenths (96.5) feet to an iron pin driven into the ground at the line of land of Lyndon Morgan and Cathy Morgan, now or formerly, which land is the second parcel herein described; thence turning and running South 26'23'45" East by land formerly held by said Tozier, two hundred five and one-tenth (205.1) feet to an iron pipe driven into the ground which said iron pipe marks the generally southeasterly corner of land described in a deed from Douglas I. Tozier, et ux, to William O. Poor, et ux, dated April 24, 1975, and recorded in the Waldo County Registry of Deeds in Book 724, Page 415, which said point is also the generally northeasterly corner of land described in a deed from Frederick R. Foor to William O. Poor, et ux, dated July 28, 1971, and recorded in said Registry in Book 691, Page 44; thence by same course South 26'23'45" East along generally easterly bound of land conveyed by Frederick R. Poor to William O. Poor, et ux, by deed aforesaid one hundred (100) feet, more or less, to a point on the shore which is on a course of South 35'56'50" East from an iron pin; thence from said point on the shore North 35'56'50" West ninteen (19) feet, more or less, to a point on the shore which is on a course of South 35'56'50" East from an iron pin; thence from said point on the shore North 35'56'50" West ninteen (19) feet, more or less, to a point on the shore which is on a course of South 35'56'50" East from an iron pin; thence from said point on the shore North 35'56'50" West ninteen (19) feet, more or less, to a point of land of said Po

<u>PARCEL TWO</u>: BEGINNING at a point in the general southeasterly bound of the Atlantic Highway also commonly known and designated as U. S. Route 1, said point being the northwesterly corner of property conveyed to Frederick C. Kelly and Priscilla Bryant Kelly by deed of Douglas I. Tozier, et ux, as recorded in the Waldo County Registry of Deeds in Book 752, Page 242; thence generally southeasterly along said Kelly's bound one hundred sixty and five-tenths (160.5) feet to a point marked for a corner; thence more easterly as said boundary of Kelly runs ninety-six and five-tenths (96.5) feet to a corner in the generally westerly bound of land now or formerly of Phyllis H. Burbank as recorded in said Registry in Book 757, Page 46; thence generally northerly one hundred sixty (160) feet, more or less, to the general southerly bound of Tozier Street, so-called;

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thence generally northwesterly in the southerly bound of Tozier street one hundred seventy (170) feet, more or less, to the general easterly bound of the Atlantic Highway also commonly known as U. S. Route 1; thence southwesterly along said highway's generally southeasterly bound one hundred ten (110) feet, more or less, to the place of beginning.

MEANING AND INTENDING to describe and to convey herein the same premises conveyed by deed of Frederick C. Kelly and Priscilla Bryant Kelly to Lyndon Morgan and Cathy Morgan, dated May 1, 1987, and recorded at the Waldo County Registry of Deeds in Book 957, Page 85.

The purpose of the within conveyance is to vest sold ownership of the above-described premises in the within Grantee, Cathy G. Morgan.

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RECEIVED WALDO COUNTY REGISTER OF DEEDS 1990 SEP 12 AH 10: 52

ATTEST: Delico Page REGISTER الالالالالالالالالالاليان والالادي ويالا

	BK 804 PC 307			
0771				
	WARRANTY DEED Know all men by these presents			
consideration by LYNDON W. M mailing address whereof I do h sell and conve	That I, CATHY G. MORGAN, of Belfast, Waldo County, Maine, in consideration of One Dollar and other valuable consideration paid by LYNDON W. MORGAN, of Belfast, Waldo County; Maine, whose mailing address is 1 Tozier Street, Belfast, Maine, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said LYNDON W. MORGAN, his heirs and assigns forever,			
	See Schedule A attached hereto			
with all the p	ND TO HOLD the aforegranted and bargained premises rivileges and appurtenances thereof to the said AN, his heirs and assigns, to them and their use aver.			
assigns, that I they are free of and convey the that I and my I the said Grante	COVENANT with the said Grantee, his heirs and I are lawfully seized in fee of the premises; that of all encumbrances; that I have good right to sell same to the said Grantee to hold as aforesaid; and heirs shall and will warrant and defend the same to ee, his heirs and assigns forever, against the and demands of all persons.			
	S WHEREOF, I, the said CATHY G. MORGAN have			
Signed, Sealed in the Prese				
h.A. Un fi	Cathy U. Morgan			
STATE OF MAINE County of Knox,	ss. Dated: July 9, 1998			
	v appeared before me the above-named CATHY G. nowledged the above instrument to be her free act			
	Notary Public			
	RICHARD A. McKITTRICK			
	NOTARY PUBLIC MAINE MY COMMISSION EXPIRES JULY 9, 2002			
	(type or print name of Notary)			
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SCHEDULE A Legal Description

Parcels Conveyed by Cathy G. Morgan to Lyndon W. Norgan

Two certain lots or parcels of land, together with the buildings thereon, situated in Belfast, County of Waldo, State of Maine, and more particularly bounded and described as follows, to wit:

<u>PARCEL ONE</u>: BEGINNING at an iron pin driven into the ground on the easterly bound of the road leading from Northport to Belfast, commonly known and designated as U. S. Route 1, in the southerly bound of land now or formerly of Douglas Tozier, et us; thence South 57'04'05" East by and along the southerly bound of land of said Tozier one hundred sixty and five-tenths (160.5) feet to an iron pin driven into the ground; thence turning and running South 84'23'54" East ninety-six and five-tenths (96.5) feet to an iron pin driven into the ground at the line of land of Lyndon Morgan and Cathy Morgan, now or formerly, which land is the second parcel herein described; thence turning and running South 26'23'45" East by land formerly held by said Tozier, two hundred five and one-tenth (205.1) feet to an iron pipe driven into the ground which said iron pipe marks the generally southeasterly corner of land described in a deed from Douglas I. Tozier, et ux, to William O. Poor, et ux, dated April 24, 1975, and recorded in the Waldo County Registry of Deeds in Book 724, Page 415, which said point is also the generally northeasterly corner of land described in a deed from Frederick R. Poor to William O. Poor, et ux, dated July 28, 1971, and recorded in said Registry in Book 691, Page 44; thence by same course South 26'23'45" East along generally easterly bound of land conveyed by Frederick R. Poor to William O. Poor, et ux, by deed aforesaid one hundred (100) feet, more or less, to an iron stake driven into the ground on the shore of Penobscot Bay; thence westerly and southwesterly by the shore of Penobscot Bay one hundred twenty-five (125) feet, more or less, to a point on the shore which is on a course of South 35'56'50" West inineteen (19) feet, more or less, to said iron pin; thence continuing on same course and in the northeasterly line of land of said Poor four hundred fifty-four and two-tenths (454.2) feet to an iron stake driven into the ground on the generally easterly bound of U. S. Route 1 aforesaid; thence North 3

PARCEL TWO: BEGINNING at a point in the general southeasterly bound of the Atlantic Highway also commonly known and designated as U. S. Route 1, said point being the northwesterly corner of property conveyed to Frederick C. Kelly and Priscilla Bryant Kelly by deed of Douglas I. Tozier, et ux, as recorded in the Waldo County Registry of Deeds in Book 752, Page 242; thence generally southeasterly along said Kelly's bound one hundred sixty and five-

BK 804 PG309

tenths (160.5) feet to a point marked for a corner; thence more easterly as said boundary of Kelly runs ninety-six and five-tenths (96.5) feet to a corner in the generally westerly bound of land now or formerly of Phyllis H. Burbank as recorded in said Registry in Book 757, Page 46; thence generally northerly one hundred sixty (160) feet, more or less, to the general southerly bound of Tozier Street, so-called; thence generally northwesterly in the southerly bound of Tozier Street one hundred seventy (170) feet, more or less, to the general easterly bound of the Atlantic Highway also commonly known as U. S. Route 1; thence southwesterly along said highway's generally southeasterly bound one hundred ten (110) feet, more or less, to the place of beginning.

The first parcel described herein is subject to an exchange of deeds by and between Frederick C. and Priscilla B. Kelly and William O. and Phyllis J. Poor, which exchange of deeds clarifies the southwesterly boundary of the first parcel described herein; which deeds are dated May 4, 1987 and May 1, 1987, recorded at the Waldo County Registry of Deeds in Book 957, Page 304, and Book 957, Page 306.

Reference is made to deed of Frederick C. Kelly and Priscilla Bryant Kelly to Lyndon Morgan and Cathy Morgan, dated May 1, 1987, recorded at the Waldo County Registry of Deeds in Book 957, Page 85.

MEANING AND INTENDING to describe and to convey herein the same premises conveyed by deed of Lyndon W. Morgan to Cathy G. Morgan, dated September 11, 1990, recorded at the Waldo County Registry of Deeds in Book 1180, Fage 281.

The purpose of the within conveyance is to vest sole ownership of the above-described premises in the within Grantee, Lyndon W. Morgan.

> RECEIVED WALDO SS. 1998 JUL 16 AH 10: 08

ATTEST: Delnis Page REGISTER OF DEEDS

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DrummondWoodsum

ATTORNEYS AT LAW

David M. Kallin Admitted in ME

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dkalim	Wuwimaw.com

84 Marginal Way, Suite 600 Portland, Maine 04101-2480 207.772.1941 Main 207.772.3627 Fax

June 10, 2019

Melanie Loyzim, Deputy Commissioner Maine Department of Environmental Protection 17 State House Station Augusta, ME 04333

Carol DiBello, Submerged Lands Coordinator Submerged Lands Program, Bureau of Parks and Lands Maine Department of Agriculture, Conservation and Forestry 22 State House Station Augusta, ME 04333

> RE: Nordic Aquafarms, Inc.'s Site Location of Development Act Application and Natural Resources Development Act Application, DEP #L-28319-26-A-N/L-28319-TG-B-N/L-28319-4E-C-N/L-28319-L6-D-N, Minor New Source and MEPDES Applications and Bureau of Parks and Lands Submerged Land Lease Application

Dear Deputy Commissioner Loyzim and Coordinator DiBello:

At the request of the Department of Environmental Protection, this letter responds to right, title, and interest issues in the intertidal zone raised with regard to the above referenced applications of Nordic Aquafarms, Inc. ("NAF").

Here, NAF's administrative standing is being challenged under opponents' interpretation of two aspects of a deed to Fred R. Poor dated January 25, 1946 and recorded in Book 452, Page 205 of the Waldo County Registry of Deeds. The first is an alleged severance of the intertidal zone from the upland, and the second is an alleged private restrictive covenant contained in that deed. Even if the Department could look to a prior deed from 1946 as part of its standing analysis, which it cannot do, *see Britton I*, 2009 ME 60, ¶ 6 & n.3, neither issue impacts NAF's administrative standing.

Unobjected to submissions by Upstream Watch and Maine Lobstering Union include a letter from the surveyor Don Richards that concedes that the 2012 deed to the Eckrotes creates "color of title" to the intertidal zone through its use of a monument "along said Bay." As explained below, under the Right, Title and Interest standard, this color of title definitively establishes sufficient right, title, and interest for administrative standing, even if that "color of

title" were later determined in a Court action to be, in Mr. Richards' words, "only a semblance of title based on a defective description."

Moreover, as explained below, I disagree with Mr. Richards' conclusions that the 1946 deed to Fred Poor unambiguously excluded the intertidal zone, and that even if it had, I disagree that the chain of title to Jeffrey R. Mabee and Judith B. Grace that was bounded "northerly by land of Fred R. Poor" could be read to describe the intertidal zone in front of the land formerly owned by Fred R. Poor.

1. The Right, Title and Interest Standard is a Low Bar

The administrative standard for sufficient right, title, and interest differs dramatically from an actual determination of property rights. The mere possibility (such as the arguments created here by project opponents) that applicants do not have the actual rights to use the property as they seek, and that any approval might later be revoked, does not deprive applicants of administrative standing or defeat a showing of sufficient right title and interest. *Southridge Corp. v. Bd. of Envtl. Prot.*, 655 A.2d 345, 348 (Me. 1995). This is in part because it "is an elementary principle of administrative law that an agency has only those powers expressly conferred by statute or such as arise therefrom by necessary implication to allow the agency to carry out the powers accorded them" and is "not the proper forum to determine existing property rights" in a contested strip of land. *Rockland Plaza Realty Corp. v. LaVerdiere's Enterprises, Inc.*, 531 A.2d 1272, 1273–74 (Me. 1987).

Put simply, sufficient right, title, and interest does not mean quiet title. In *Southridge* the Law Court reversed a lower court's determination that the applicant lacked sufficient title, right, or interest. *Id.* The applicant was seeking authorizations relating to land that it had no deeded-interest in, but on which the applicant had installed a septic system. *Id.* The septic system had been in place for some time and thus, the applicant had an adverse possession claim to the property. *Id.* The Law Court "fully acknowledge[d]" that the applicant may not prevail in the adverse possession claim, in which case, his permit might be revoked. *Id.* That possibility however, "neither deprives [the applicant] and those he represents of their current interest in the land nor their administrative standing." *Id.*

Likewise, an applicant need not have unrestricted rights in the property at issue in order to establish right, title, and interest. *Picker v. State Dep't of Envtl. Prot.*, No. CIV.A. AP-01-75, 2002 WL 1023629, at *2 (Me. Super. Apr. 6, 2002) (holding that the Department's conclusion that the applicant lacked sufficient title, right, or interest for a NRPA permit was legal error not withstanding that opponents of the project "have the right to seek an injunction of petitioner's activity if in violation of the restrictive covenant" mandating that "a 75 foot buffer strip be maintained from the mean high tide line of the Cove in lots 16, 17, 18, 19, and 20").

NAF's applications contain documentation of legally protected rights to use the entirety of lands subject to those applications that goes far beyond that required by the right, title, and interest standard. NAF's option to purchase an easement from the Eckrotes is sufficient to establish administrative standing: both the Law Court and the Superior Court have recognized that an option to purchase an easement confers sufficient right title and interest for administrative

review. *Murray v. Inhabitants of the Town of Lincolnville*, 462 A.2d 40, 43 (Me. 1983); *Nangle v Town of Windham*, No. CUMSC-AP-15-0040, 2016 WL 1706549, at *5 (Me.Super. Feb. 23, 2016) (collecting cases). The *Nangle* Court contains a thorough discussion of administrative standing generally. Furthermore, even if the Eckrotes intertidal and upland parcels were historically severed (which they were not, as discussed below), NAF obtained direct ownership of any severed intertidal as is also discussed further below.

2. Title to the Intertidal Zone in Front of the Eckrotes

Though, as discussed above, the Department lacks the statutory authority to adjudicate the meaning of the deed to Fred R. Poor dated January 25, 1946 and recorded in Book 452, Page 205 of the Waldo County Registry of Deeds, the opposition's premise that that deed unambiguously severs the flats from the upland is wrong. The deed is not unambiguous.

The seaward boundary of that deed is not described by reference to a single monument. Instead, the two side lot lines terminate in points where a river or gully arguably meet the ocean itself. The seaward boundary of the deed requires analysis of three operative calls as follows:

Thence Southeasterly following the bottom of the gully 275 ft. more or less to an iron bolt in the mouth of a brook; thence Easterly and Northeasterly along high water mark of Penobscot Bay 410 ft. more or less to a stake at the outlet of a gully; thence Northerly up the bottom of said gully 100 ft.

Unlike a deed that unambiguously runs side lot lines "to the high water mark of Penobscot Bay, thence along the high water mark of Penobscot Bay," which would plainly set the boundary monument as "the highwater mark of Penobscot Bay," the seaward bound in the Poor deed actually runs as a line between two monuments: "an iron bolt in the mouth of a brook" and "a stake at the outlet of a gully." Because the "mouth of a brook" and the "outlet of a gully" are both points where those watercourses arguable intersect with the ocean itself, it is not possible to conclude that the four corners of the deed unambiguously demonstrate an intent to sever the flats from the upland. Absent such unambiguous intent, the presumption under the Colonial Ordinance would convey the flats together with the upland. The principle of extending a line to where it intersects with the ocean itself was recognized by the Law Court with regard to streets. Stetson v. City of Bangor, 60 Me. 313, 317 (1872) (Although "strictly measured they do not extend beyond high-water mark on the plan" the Court held that "it was the intention to make a direct and unbroken connection between the street and the river at all times of the tide."). This same reasoning would apply to the side lots lines running to the "mouth of a brook" and "outlet of a gully," which would presume that the brook at its mouth and the gully at its outlet make a connection to the Bay "at all times of the tide," and the Court often applies similar interpretative constructs to roads and watercourses. Inhabitants of Warren v. Inhabitants of Thomaston, 75 Me. 329, 332 (1883).

The measurement of 410 feet in the 1946 deed is plainly made "along high water mark of Penobscot Bay," but, as in *Stetson*, the high water mark does not unambiguously serve as a boundary monument. In other words, where the side lot lines terminate at the ocean (and are not limited to the highwater mark) then the measurement "along high water mark of Penobscot Bay

410 ft. more or less" is simply a convenient place to measure, and does not create an unambiguous severance of the flats from the upland. *Snow v. Mt. Desert Island Real Estate Co.*, 84 Me. 14, 24 A. 429, 430 (1891) (if even one side lot line extends to the water, the presumption is that the flats pass with the upland); *Snyder v. Haagen*, 679 A.2d 510, 515 (Me. 1996). The 2012 Good Deeds survey likewise supports the conclusion that the highwater mark was used for measurement, but not as a boundary. That survey depicts landward abutters of the Eckrotes, but does not identify the intertidal zone as separately owned. Instead it labels the Eckrotes' property as abutting "Penobscot Bay."

It is my understanding that neither the iron bolt nor the wooden stake referenced in the 1946 deed can be located on the face of the earth. Locating these monument on the face of the earth could have provided some evidence that could be used by a Court in the resolution of any latent ambiguity in the deed, but it is not an analysis that can be undertaken by the Department. Moreover, even if one or both of the stake and iron ring were located, the reference to the natural monuments of the "mouth of the brook" and the "outlet of the gully" could still control over the location of those artificial monuments. *See Baptist Youth Camp v. Robinson*, 1998 ME 175, ¶¶ 5-10, 714 A.2d 809, 811. *Baptist Youth Camp* presented a case regarding a deed reference to a stake in the "mouth of Ohio Stream." There, the natural location of where the stream empties into Lake Pennamaquon was held to control over the artificial monument of a stake that could be easily moved or lost. Accordingly, it was proper for the trial court to recognize the unreliability of the monuments named in the original deed description, and place "more reliance on the geographic boundaries of the stream and the lake." *Id.* ¶10.

The plain meaning of the word "mouth" is "that part of a stream where its waters are discharged." See Webster's Comprehensive Dictionary of the English Language (1998 Edition). Thus, by definition, the mouth of a stream joins the ocean where the stream's waters are discharged. Several Court cases support the interpretation that the mouth of a brook is a natural monument where that brook meets the bay. See e.g. Eaton v. Town of Wells, 2000 ME 176, ¶ 8, 760 A.2d 232, 237 (Discussing "Wells Harbor" and "the mouth of the Webhannet River" as adjacent waterbodies marking the northerly bounds of an easement); Baptist Youth Camp v. Robinson, 1998 ME 175, ¶ 5-10, 714 A.2d 809, 811; State v. Ruvido, 137 Me. 102, 15 A.2d 293, 296 (1940) (discussing state jurisdiction and quoting a treatise that "mouths of rivers of any State where the tide ebbs" are "portions of the sea"); Hamor v. Bar Harbor Water Co., 92 Me. 364, 42 A. 790 (1899) (the reporter of decisions describes a "mill situated at the mouth of Duck Brook" as located "below the high-tide mark of Frenchman's Bay"); Haight v. Hamor, 83 Me. 453, 22 A. 369, 370 (1891) (a deed call that draws a line with "four rods of land" between the line and a brook, and then crosses a brook "at right angles to the brook, and following the same to its mouth" is shown on a plan to describe a locus parcel where the mouth of the river joins Frenchman's Bay); Spring v. Russell, 7 Me. 273, 293 (1831) (quoting legislative authorization to "open and cut a navigable canal" to "communicate with the sea, at the mouth of said river."); Winthrop v. Curtis, 3 Me. 110, 111 (1824) (discussing a boundary line between the Kennebec and Pejepscot proprietors as beginning at "the mouth of Cathance river, which empties itself into Merry-meeting-bay.").

Even if a severance of the intertidal zone as a matter of record-title occurred in 1946, the uninterrupted possession of the intertidal zone by the owners of the upland property since that

time would be sufficient to reunite that title in the upland owners (here the Eckrotes), and even the mere possibility that that may have occurred is sufficient to establish administrative standing. *Southridge Corp. v. Bd. of Envtl. Prot.*, 655 A.2d 345, 348 (Me. 1995); *accord Dunton v. Parker*, 97 Me. 461, 54 A. 1115, 1119 (1903) (similar holding for statutory standing under the Wharves and Weirs Act.) The opposition's unobjected to submissions also include a second letter from Surveyor Richards discussing the difficulty of establishing a general adverse possession claim. Here, the adverse possession claim would be relative to the Mabee/Grace claims. This claim is very straightforward given that the Mabee/Grace's statements that they did not believe that they owned the Eckrote's intertidal for 25 years. *See* Attachment A hereto.

Finally, even if a severance of the intertidal zone as a matter of record-title occurred in 1946, for the reasons explained in the letter of Surveyor James A. Dorsky, PLS, the result would be that that intertidal zone would have been retained by the heirs of Harriet Hartley, not conveyed to the Butlers by an abutters description bounded on the north by the land of Fred Poor. Because Fred Poor's line to the north intersects with the high tide line, the Colonial Method would operate as a matter of law to extend that line from the highwater mark to the low water mark. Emerson v. Taylor, 9 Me. 42 (1832); Portsmouth Harbor, Land & Hotel Co. v. Swift, 109 Me. 17, 82 A. 542 (1912). NAF obtained release deeds (attached hereto as Attachment B) from heirs of Hartley in order to ensure absolute certainty regarding right, title and interest. Notwithstanding these attached release deeds, NAF recognizes the Eckrotes' and the Morgans' current ownership of the intertidal zone based on its interpretation of the record title that there was no severance in the 1946 deed to Poor, and its belief that any severance would since have been reunited by exclusive possession since that time. NAF views claims to the contrary as creating potential liability for slander of title in the Morgans do not own their intertidal lands in fee. Therefore, NAF wishes to make clear that the submission of the surveys and release deeds showing a potential ownership interest of the intertidal zone in NAF are submitted at the Department's request for the purposes of addressing right, title and interest issues, and not for the purpose of claiming ownership of any portion of the intertidal zone adverse to the Eckrotes or the Morgans.

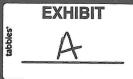
3. A Private Covenant Cannot Deprive an Applicant of RTI

The Law Court has held that the existence of a private covenant cannot destroy administrative standing. *Our Way Enterprises, Inc. v. Town of Wells*, 535 A.2d 442, 444 (Me.1988). This same line of cases also observes that, because the Department is not a grantee of any private restrictive covenant, the Department cannot take private covenants into account when acting pursuant to its delegated authority under a statute enacted through the Legislature's police-power. *See Lakes Environmental Association v. Town of Naples*, 486 A.2d 91, 96 n. 1 (Me.1984); *Whiting v. Seavey*, 159 Me. 61, 68, 188 A.2d 276, 280 (1963). This line of cases led the Law Court to observe that "it is settled law in Maine" that legislative enactments and private covenants are separate realms of land use control and that neither directly influences the interpretation of the other. *Bennett v. Tracy*, 1999 ME 165, ¶ 11, 740 A.2d 571, 574. Likewise, the Law Court has cautioned that it is reversible error to apply statutory standards to disputes between abutters regarding riparian rights over the intertidal zone. *Britton v. Donnell*, 2011 ME 16, ¶ 4, 12 A.3d 39, 41 (*Britton II*). Under the reasoning in the above cases, the Department

cannot take into account any aspect of a private restrictive covenant that appeared in a singled deed in 1946, and was never assigned to the Department (or anyone else) to enforce.

Sincerely,

David M. Kallin







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For the past 25 years, we have owned the shorefront property directly across Route 1 from the Belfast Water District where Nordic Aquafarms is now hoping to build their salmon farm. We were recently informed by the legal team of Upstream Watch that we also owned the intertidal zone in front of the three neighboring properties, which we did not know. A former owner of our house had sold off the neighboring lots in the 1940s, specifically excluding the intertidal zones in those deeds, retaining those with her property. This meant that the intertidal zone in front of the Eckrote property, which NAF was claiming title, right and interest to in their application to the Bureaus of Parks and Lands, is land that in our deed shows the title, right and interest to be ours.

When this information became public, Nordic Aquafarms made the following statement on its Facebook page ... "[Upstream Watch has] revealed that some shoreline owners do not own their intertidal, which may be an unpleasant surprise to some owners. We withheld our surveys when we became aware of this situation some months back --- it was not our role to reveal such sensitive information to community and owners."

It would be much more than an "unpleasant surprise" to us if we were to learn in the future that NAF had put their pipes over land they knew was ours without getting legal consent from us.

NAF is saying that it knew about our ownership when they submitted their application to the Bureau of Parks and Lands to lay their pipes across this intertidal zone. In fact, Carol DiBello, the Submerged Land Coordinator for the State Bureau of Parks and Lands, gave tentative approval to the application until Upstream Watch submitted the surveys and deeds that were factual. Carol DiBello has subsequently asked NAF to provide proof of title, right and interest, which they do not have.

In her Free Press interview with reporter Ethan Andrews, Marianne Naess of NAF said, "It would have been nice if they (meaning us) talked to us first. We have an open door policy." We think it would have been nice (and the ethical thing to do) if NAF had talked with us, some months back, when their surveys showed them that we owned the land where they planned to lay their pipes. Instead, they went ahead with their plans and made application to the Bureau of Parks and Lands as if they had owner consent to cross that land.

This treatment feels disrespectful to us and not what we would expect from a business that wants to be a good neighbor.

Jeffrey Mabee and Judith Grace, Belfast

The Making of Good Neighbors-

Thursday, May 16, 2019 9:42 AM

	Subn	ilt a comment	SPRING INTO SAVINGS
Please fill out the form below to subr	nit a comment.		Beautyrest
Comment			[
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Convenient







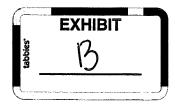






HE SAMOSI





RELEASE DEED

KNOW ALL BY THESE PRESENTS, that having a mailing address in care of feature ("Grantor"), for consideration received, RELEASES to NORDIC AQUAFARMS INC., a corporation organized under the laws of Delaware and having a mailing address c/o Erik Heim, Oraveien 2, 1630 Gamle Fredrikstad, Norway, all of the Grantor's right, title and interest in and to certain lands in Belfast, Waldo County, Maine, being more particularly described in a deed from Genevieve E. Hargrave to Arthur Hartley and Harriet L. Hartley dated August 27, 1934 and recorded in the Waldo County Registry of Deeds in Book 386, Page 453.

Meaning and intending to convey, and hereby conveying any and all right, title and interest which I may hold in and to said lands by virtue of

being an heir at law of Harriet A. Hartley, who died in

Harriet A. Hartley obtained sole title to the subject premises by virtue of being the surviving joint tenant of land conveyed to her and Arthur Hartley by that deed referenced hereinabove. TO HAVE AND TO HOLD the same, together with all privileges and appurtenances thereto belonging, unto the said Nordic Aquafarms Inc..

		In witness whereof, the said	has hereunto set	hand and seal this
	15	day of April , 2019.		
<				
	On the	is, the 15 day of 2019 , 2019, before	e	
	the un	dersigned officer, personally appeared	known to)
	me (o	r satisfactorily proven) to be the person whose n	ame is subscribed to	o the within
	instru	ment, and acknowledged that executed the sa	ume for the purposes	therein contained.
		In witness whereof, I hereunto set my hand an	d official seals.	



RELEASE DEED

195

KNOW ALL BY THESE PRESENTS, that **a**, having a mailing address in care of **a** ("Grantors"), for consideration received, RELEASES to **NORDIC AQUAFARMS INC.**, a corporation organized under the laws of Delaware and having a mailing address c/o Erik Heim, Oraveien 2, 1630 Gamle Fredrikstad, Norway, all of the Grantor's right, title and interest in and to certain lands in Belfast, Waldo County, Maine, being more particularly described in a deed from Genevieve E. Hargrave to Arthur Hartley and Harriet L. Hartley dated August 27, 1934 and recorded in the Waldo County Registry of Deeds in Book 386, Page 453.

Meaning and intending to convey, and hereby conveying any and all right, title and interest which I may hold in and to said lands by virtue of

being an heir at law of Harriet A. Hartley, who died in

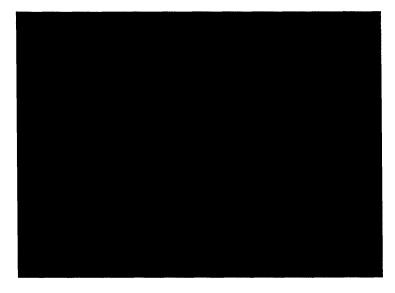
Harriet A. Hartley obtained sole title to the subject premises by virtue of being the surviving joint tenant of land conveyed to her and Arthur Hartley by that deed referenced hereinabove.

-1-

TO HAVE AND TO HOLD the same, together with all privileges and appurtenances thereto belonging, unto the said Nordic Aquafarms Inc..

In witness whereof, the said this $\frac{23}{\text{day of }4p_{rel}}$, 2019.	has hereunto set hand and seal
On this, the $23^{\prime\prime}$ day of $ApriL$, 2019, before	ore me
the undersigned officer, personally appeared	known to
me (or satisfactorily proven) to be the person whose	name is subscribed to the
within instrument, and acknowledged that execute	ed the same for the purposes therein
contained.	

In witness whereof, I hereunto set my hand and official seals.



RELEASE DEED

197

KNOW ALL BY THESE PRESENTS, that having a mailing address of ("Grantor"), for consideration received, RELEASES to NORDIC AQUAFARMS INC., a corporation organized under the laws of Delaware and having a mailing address c/o Erik Heim, Oraveien 2, 1630 Gamle Fredrikstad, Norway, all of the Grantor's right, title and interest in and to certain lands in Belfast, Waldo County, Maine, being more particularly described in a deed from Genevieve E. Hargrave to Arthur Hartley and Harriet L. Hartley dated August 27, 1934 and recorded in the Waldo County Registry of Deeds in Book 386, Page 453.

Meaning and intending to convey, and hereby conveying any and all right, title and interest which I may hold in and to said lands by virtue of being the

being an heir at law of Harriet A. Hartley, who died in

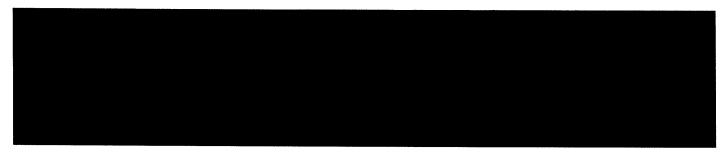
of being the surviving joint tenant of land conveyed to her and Arthur Hartley by that deed referenced hereinabove.

TO HAVE AND TO HOLD the same, together with all privileges and appurtenances thereto belonging, unto the said Nordic Aquafarms Inc..

In witness whereof, the said	has hereunto set hand and seal this
34^{1} day of <u>Sacch</u> , 2019.	
On this, the 26th day of march, 201	9, before me
the undersigned officer, personally appeared	known to me (or
satisfactorily proven) to be the person whose n	ame is subscribed to the within instrument,

and acknowledged that executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seals.



RELEASE DEED

KNOW ALL BY THESE PRESENTS, that **Constitution** having a mailing ("Grantor"), for consideration received, RELEASES to **NORDIC AQUAFARMS INC.**, a corporation organized under the laws of Delaware and having a mailing address of 511 Congress Street, Suite 500, Portland, ME 04101, all of the Grantor's right, title and interest in and to certain lands in Belfast, Waldo County, Maine, being more particularly described in a deed from Genevieve E. Hargrave to Arthur Hartley and Harriet L. Hartley dated August 27, 1934 and recorded in the Waldo County Registry of Deeds in <u>Book 386, Page 453</u>.

Meaning and intending to convey, and hereby conveying any and all right, title and interest which I may hold in and to said lands by virtue of being (



devisee of Harriet A. Hartley, who died in

. Harriet A. Hartley obtained sole title to the subject premises by

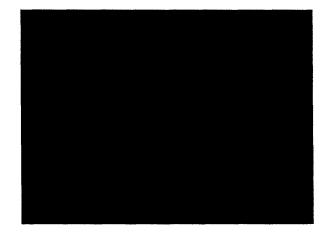
virtue of being the surviving joint tenant of land conveyed to her and Arthur Hartley by that deed referenced hereinabove.

-1-

TO HAVE AND TO HOLD the same, together with all privileges and appurtenances thereto belonging, unto the said Nordic Aquafarms Inc..

	In witness whereof, the said	has hereunto set	hand and seal this
(On this, the 14^{M} day of May, 2019, before	e me,	
t	the undersigned officer, personally appeared	, known	to
r	me (or satisfactorily proven) to be the person whose n	ame is subscribed	to the
١	within instrument, and acknowledged that me execute	d the same as	free act and deed and
f	for the purposes therein contained.		

In witness whereof, I hereunto set my hand and official seals.

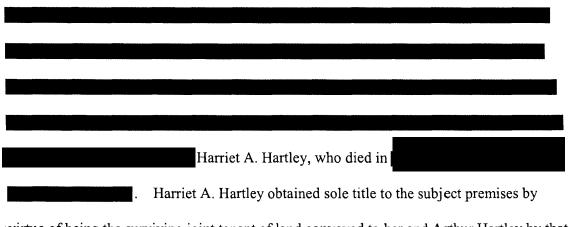


200

RELEASE DEED

KNOW ALL BY THESE PRESENTS, that having a mailing address of formation of the formation of

Meaning and intending to convey, and hereby conveying any and all right, title and interest which I may hold in and to said lands by virtue of being



virtue of being the surviving joint tenant of land conveyed to her and Arthur Hartley by that deed referenced hereinabove.

201

TO HAVE AND TO HOLD the same, together with all privileges and appurtenances thereto belonging, unto the said Nordic Aquafarms Inc..

In witness whereof, the said	hereunto set hand and seal
this 14^{+h} day of $MA4$, 2019.	
-	
On this, the $\underline{/4}$ day of \underline{May} , 2019, before me	,,
the undersigned officer, personally appeared	, known to
me (or satisfactorily proven) to be the person whose name	is subscribed to the
within instrument, and acknowledged that executed the	same as free act and deed and
for the purposes therein contained.	
In witness whereof, I hereunto set my hand and off	icial seals.