

## WARRANTY DEED

Adelmar F. Urquhart, whose mailing address is: 6 Bluenose Street, Jonesport, ME 04649,

for consideration paid,

grants to Nancy Buglino, whose mailing address is: 85 Chapel Avenue, East Patchogue, NY 11772,

with warranty covenants,

the real property, together with any buildings or improvements thereon, in Jonesport, Washington County, State of Maine, described as follows:

Bounded North by Route 187;

Bounded East by Harbor Lane;

Bounded South by land formerly of the Grantor herein, Adelmar F. Urquhart, now of Douglas Ireland (Book 3519, Page 7 of the Washington County Registry of Deeds); and,

Bounded West by Bluenose Street.

This conveyance is made together with the westerly half of Harbor Lane and the easterly half of Bluenose Street, subject to the rights of the public therein and thereon.

The above-referenced property is described on Tax Maps for the Town of Jonesport on file in the town office as Tax Map 2, Section 18, Lot 26, and is also described as Lot #1 in a deed from Frances J. Look et al to Millard H. Urquhart and Nellie A. Urquhart, dated November 15, 1945, recorded in the Washington County Registry of Deeds in Book 468, Page 14. Reference is further given to the Abstract of Will of Nellie Urquhart, duly recorded in the Washington County Registry of Deeds in Book 1995, Page 73.

Meaning and hereby conveying the same property described in a deed from Millard H. Urquhart, Jr. et al to the Grantor herein, dated January 17, 1996 and recorded in Book 2054, Page 105 of the Washington County Registry of Deeds.

Granting also to the Grantee herein, her heirs and assigns, the Easement as conveyed in the Corrective Deed of Distribution from Millard H. Urquhart, Jr. et al to the Grantor herein, to be recorded in the Washington County Registry of Deeds.

Granting also to the Grantee herein, her heirs and assigns, the Easement as conveyed by Gracie F. Urquhart to the Grantor herein, to be recorded in the Washington County Registry of Deeds.

Granting also to the Grantee herein, her heirs and assigns, all rights, privileges, appurtenances and easements belonging to the granted estate as intended by M.R.S.A., Title 33, Section 773.

Witness my hand and seal this 6<sup>th</sup> day of JANUARY, 2010.

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Adelmar F. Urquhart

**STATE OF MAINE**  
Washington, ss.

Dated: 7 JANUARY, 2010

Then personally appeared the above named Adelmar F. Urquhart and acknowledged the foregoing instrument to be his free act and deed.

Paul T. Iossa, Notary Public  
State of Maine  
My Commission Expires 5/16/2012

Before me:  
  
\_\_\_\_\_

\_\_\_\_\_  
Typed or printed name of Notary Public

\_\_\_\_\_  
Notary Public

**SEAL**

Received  
Recorded Register of Deeds  
Feb 10, 2010 12:22:20P  
Washington County  
Sharon D. Strout

## WARRANTY DEED

Nancy Buglino, being unmarried, whose mailing address is: 6 Bluenose Street, Jonesport, ME 04649,

for consideration (no monies being involved as this is a transfer into joint tenancy with fiancé as partial gift and for contributions for expenses and repairs),

grants to Nancy Buglino and William Hoerschgen, whose mailing address is: 6 Bluenose Street, Jonesport, ME 04649,

with warranty covenants, as joint tenants,

the real property, together with any buildings or improvements thereon, in Jonesport, Washington County, State of Maine, described as follows:

Bounded North by Route 187;

Bounded East by Harbor Lane;

Bounded South by land formerly of Adelmur F. Urquhart, now of Douglas Ireland (Book 3519, Page 7 of the Washington County Registry of Deeds); and,

Bounded West by Bluenose Street.

This conveyance is made together with the westerly half of Harbor Lane and the easterly half of Bluenose Street, subject to the rights of the public therein and thereon.

The above-referenced property is described on Tax Maps for the Town of Jonesport on file in the town office as Tax Map 2, Section 18, Lot 26, (now being designated as Map 15, Lot 49) and is also described as Lot #1 in a deed from Frances J. Look et al to Millard H. Urquhart and Nellie A. Urquhart, dated November 15, 1945, recorded in the Washington County Registry of Deeds in Book 468, Page 14. Reference is further given to the Abstract of Will of Nellie Urquhart, duly recorded in the Washington County Registry of Deeds in Book 1995, Page 73.

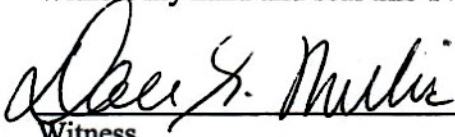
Meaning and hereby conveying the same property described in a deed from Adelmur F. Urquhart to Nancy Buglino, the Grantor herein, dated January 6, 2010 and recorded in Book 3609, Page 269 of the Washington County Registry of Deeds.

Granting also to the Grantees herein, their heirs and assigns, the Easement as conveyed from Millard H. Urquhart, Jr. et al to the Grantor herein, dated February 10, 2010 recorded in the Washington County Registry of Deeds in Book 3610, Page 38.

Granting also to the Grantees herein, their heirs and assigns, the Easement as conveyed by Gracie F. Urquhart to Adelmur F. Urquhart dated January 30, 2010 and recorded in the Washington County Registry of Deeds in Book 3609, Page 265.

Granting also to the Grantees herein, their heirs and assigns, all rights, privileges, appurtenances and easements belonging to the granted estate as intended by M.R.S.A., Title 33, Section 773.

Witness my hand and seal this Twelfth day of May, 2011.

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Nancy Buglino

**STATE OF MAINE**  
Washington, ss.

Dated: *May 12, 2011*

Then personally appeared the above named Nancy Buglino and acknowledged the foregoing instrument to be her free act and deed.

**MARY JANE GOOD**  
**NOTARY PUBLIC**  
**STATE OF MAINE**  
**MY COMM. EXP. JUNE 28, 2014**

Before me,

  
\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Typed or printed name of Notary Public

**SEAL**

Received  
Recorded Register of Deeds  
May 13, 2011 08:32:37A  
Washington County  
Sharon D. Strout

## RELEASE DEED

William Hoerschgen, whose mailing address is 20 Pond Way, #17, Manorville, NY 11949,  
for consideration (no monies being involved as this is a release of interest in property),

releases to Nancy Buglino, whose mailing address is 85 Chapel Avenue, East Patchogue, NY  
11772,

The real property, together with any buildings or improvements thereon, in Jonesport,  
Washington County, State of Maine, described as follows:

Bounded North by Route 187;

Bounded East by Harbor Lane;

Bounded South by land formerly of Adelmarr F. Urquhart, now of Douglas Ireland (Book 3519,  
Page 7 of the Washington County Registry of Deeds); and,

Bounded West by Bluenose Street.

This conveyance is made together with the westerly half of Harbor Lane and the easterly half of  
Bluenose Street, subject to the rights of the public therein and thereon.

Being the same property described in a deed from Adelmarr F. Urquhart to Nancy Buglino, dated  
January 6, 2010 and recorded in Book 3609, Page 269 of the Washington County Registry of  
Deeds.

Meaning and hereby conveying one half interest in the property described in a deed from Nancy  
Buglino to Nancy Buglino and the Grantor herein, William Hoerschgen, dated May 12, 2011 and  
recorded in Book 3738, Page 81 of the Washington County Registry of Deeds.

Granting also to the Grantee herein, her heirs and assigns, the Easement as conveyed from  
Millard H. Urquhart, Jr. et al to the Grantee herein, dated February 10, 2010 recorded in the  
Washington County Registry of Deeds in Book 3610, Page 38.

Granting also to the Grantee herein, her heirs and assigns, the Easement as conveyed by Gracie  
F. Urquhart to Adelmarr F. Urquhart dated January 30, 2010 and recorded in the Washington  
County Registry of Deeds in Book 3609, Page 265.

Granting also to the Grantee herein, her heirs and assigns, all rights, privileges, appurtenances  
and easements belonging to the granted estate as intended by M.R.S.A., Title 33, Section 773.

TRANSFER TAX PAID

Witness my hand and seal this

7 day of JUNE, 2016 17

Witness

William Hoerschgen  
William Hoerschgen

**STATE OF NEW YORK**

County of Suffolk

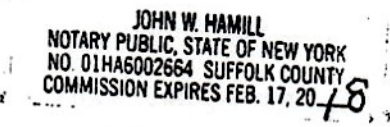
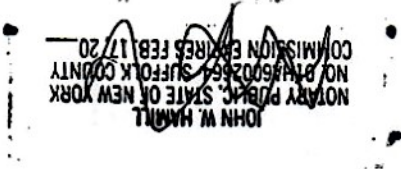
Dated: 7 JUNE 2017

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

Before me,

JOHN W HAMILL  
Typed or printed name of Notary Public

[Signature]  
Notary Public



Received  
Recorded Register of Deeds  
Jul 21, 2017 08:56:43A  
Washington County  
Sharon D. Strout

EASEMENT

Gracie F. Urquhart of Jonesport, Maine, being the owner of property described in a deed from Millard H. Urquhart, Jr. et al to the Grantor herein, dated January 19, 1996 and recorded in Book 2054, Page 107 of the Washington County Registry of Deeds,

for consideration,

grants to Adelmarr F. Urquhart, whose mailing address is 6 Bluenose Street, Jonesport, ME 04649, his heirs and assigns,

An easement over and upon the northwesterly portion of the parcel of land of the Grantor herein, situated in Jonesport, County of Washington, State of Maine, and described in the aforesaid deed recorded in Book 2054, Page 107 of the Washington County Registry of Deeds, for the purpose of a septic system consisting of a septic tank, leach field, pipeline and appurtenances currently situated on land of the grantor herein (2010) and being designated as Tax Map 15, Lot 43 of the town of Jonesport, Maine tax maps. Said pipeline runs in a southwesterly direction from the home situated on land of the Grantee herein to a septic tank, leach field, pipeline and appurtenances existing in 2010 on land of the Grantee herein as shown on the attached Exhibit A.

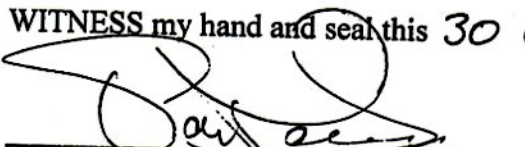
Said easement shall include the right and privilege to enter upon the land of the Grantor herein to maintain said septic tank, leach field, pipeline, and appurtenances from time to time. Maintenance of said septic system shall be at the expense of the Grantee herein, his heirs and assigns, and shall be done in a workmanlike manner by the Grantee herein, his heirs and assigns, so that said maintenance shall not interfere with the use and occupancy of Grantor's land. Any ground disturbances shall be returned as near as possible to the condition prior to said repair.

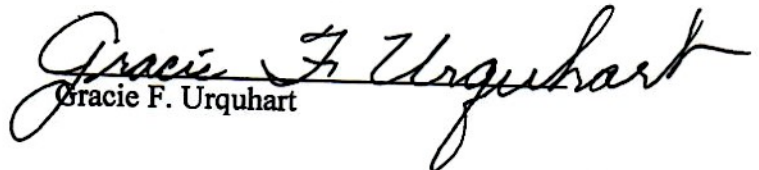
Also releasing to the Grantee herein, his heirs and assigns, any right title and interest the Grantor herein may have in and to the pipeline where it crosses Bluenose Street.

The property of the Grantor upon which the above conveyed Easement is located is situated in Jonesport, County of Washington, State of Maine and is the same property described in the aforesaid deed from Millard H. Urquhart, Jr. et al to the Grantor herein dated January 19, 1996 and recorded in the Washington County Registry of Deeds in Book 2054, Page 107.

The property benefited by said Easement is the same property described in the deed from Millard H. Urquhart, Jr. et al to the Grantee herein, dated January 17, 1996 and recorded in Book 2054, Page 105 of said Registry.

WITNESS my hand and seal this 30 day of JANUARY, 2010.

  
Witness

  
Gracie F. Urquhart

STATE OF MAINE  
County of Washington

Dated: *January 30, 2010*

Then personally appeared the above named Gracie F. Urquhart and acknowledged the foregoing instrument to be her free act and deed.

Paul T. Iossa, Notary Public  
State of Maine  
My Commission Expires 5/16/2012  
Typed or printed name of Notary Public

Before me,   
Notary Public

**SEAL**