

CORRECTIVE WARRANTY DEED

JAMES D. STASUNAS, a/k/a JAMES STASUNAS, whose mailing address 1257

Sedeeva Circle S, Clearwater, FL 33755, for consideration paid, grants to **JAMES D.**

STASUNAS, Trustee of the **JAMES D. STASUNAS REVOCABLE LIVING TRUST** under agreement dated March 30, 2023, having a mailing address of 1257 Sedeeva Circle S,

Clearwater, FL 33755, with **WARRANTY COVENANTS**, certain lots or parcels of land,

together with any improvements thereon, situated in Addison and Whiting, Washington County and State of Maine, and being more particularly bounded and described as follows, to wit:

PARCEL ONE: A certain lot or parcel of land, situated in Addison, Washington County, State of Maine, bounded and described as follows:

Beginning at a point on the southerly side of the Basin Road, so-called, which point is located N 37° 30' W a distance of 33 feet, more or less, from an iron pipe set into the ground at the Northwest corner of Lot #2, so-called; thence continuing S 37° 30' E a distance of 33 feet, more or less, to said iron pipe set into the ground; thence continuing S 37° 30' E along the Southerly boundary line of Lot #1, so-called, a distance of 607.8 feet, more or less, to an iron pipe; thence continuing on the same bearing a distance of thirty (30) feet, more or less, to the shore of Gray's Cove; thence turning and running southwesterly along the shore of Gray's Cove a distance of 300 feet, more or less, to a point, which point is located S 58° E a distance of 30 feet, more or less, from an iron pipe driven into the ground; thence turning and running N 58° W a distance of 30 feet, more or less, to said iron pipe driven into the ground; thence continuing on a bearing of N 34° W along the Northerly line of land known as Lot #3 owned now or formerly by Gomez, a distance of 656.4 feet, more or less, to an iron pipe; thence continuing on the same bearing of N 34° W to a point at the southerly edge of the Basin Road; thence continuing in a Southeasterly direction along the southerly edge of the Basin Road to a point which would intersect an extension of the southerly line of Lot #1 also being the Northerly line of Lot #2, herein conveyed; being the point of beginning.

NO TRANSFER TAX PAID

The above conveyed parcel of land is Lot #2, which contains 3.9 acres, more or less, according to a survey performed by Edgar E. Myers, June, 1975 and on file in Map Book 19, Page 5 of the Washington County Registry of Deeds, and a portion of other land formerly of Raymond E. Segar and Anna Mae Segar.

Granting also to the Grantee herein, his successors and assigns forever, all the flats, shore rights, and area between the shore and low water mark of said Gray's Cove where the land herein conveyed bounds on the waters of said Gray's Cove.

A condition of this deed being that no house trailers be allowed to be placed upon this property.

Parcel One described herein is conveyed SUBJECT TO an easement from James Stasunas to Versant Power dated August 12, 2021 and recorded with the Washington County Registry of Deeds in Book 4841, Page 203.

Granting also to the Grantee herein, his successors and assigns forever, all rights, privileges, appurtenances and easements belonging to the granted estate as intended by Title 33 M.R.S. § 773.

For source of title to Parcel One, reference may be had to a deed from Foster H. Pauley to James D. Stasunas, under the name of James Stasunas, dated October 19, 2020 and recorded with the Washington County Registry of Deeds in Book 4715, Page 92.

PARCEL TWO: A certain lot or parcel of land situated in the Town of Whiting, County of Washington, State of Maine, in the Holmes Bay District, bounded and described in the deed from Anthony M. Look to Mary L. Fletcher dated June 7, 1962 and recorded in Book 584, Page 411 of the Washington County Registry of Deeds, as follows to wit:

"Beginning on the southerly side of Maine State Highway No. 191 at the northwest corner of the lot which I have this day conveyed to my brother Lynn H. Look; thence running in a southerly direction by the westerly line of the lot so conveyed to Lynn H. Look and running to low water mark in Holmes Bay; thence turning and running westerly to a point in line with the mouth of a small brook; thence turning and running by and with the center of said brook in a general northeasterly direction to the southwest corner of the lot which I have this day conveyed to Walter Harmon, II; thence running easterly by and with the south line of said Harmon lot to the southeast corner of the same; thence running northerly

One hundred twenty-five (125) feet to State Highway No. 191, and thence by southerly line of said Highway easterly to the place of beginning."

Also, a certain lot or parcel of land, situated in said Whiting, on the southerly side of the main road leading through said Whiting from East Machias to Cutler, bounded and described as follows, to wit: Beginning at a brook on the southerly side of said road at the northeasterly corner of the lot conveyed by Anthony M. Look to Frank Huntley, and thence running easterly along said side of said road One hundred Fifty (150) feet to a stake; thence at right angles southerly Two Hundred (200) feet to a stake; thence westerly and parallel to said road to a point Ten (10) feet easterly of a brook now or formerly sometimes called Mill Camp brook; thence northerly and parallel to the brook One Hundred (100) feet; thence westerly to the brook and thence northerly along the brook to the place of beginning. Said above-described lot being the Northwest corner of the lot previously conveyed by deed dated June 7, 1962 and recorded in Book 584, Page 411 of the Washington County Registry of Deeds.

Also the land in Whiting, in the Holmes Bay District, Washington County, Maine bounded and described as follows:

Beginning at a point at the southwest corner of the lot of land described in the deed from Anthony M. Look to Mary L. Pletcher dated May 12, 1971 and recorded in Book 883, Page 201 of the Washington County Registry of Deeds; thence continuing in a northerly direction along the westerly boundary line of said lot described in Book 883, Page 201 a distance of one hundred (100) feet to a corner; thence continuing in a westerly direction along the boundary line of said lot described in Book 883, Page 201 a distance of ten (10) feet to the brook sometimes called "Mill Camp Brook"; thence in a southerly direction along the boundary line of Mill Camp Brook a distance of one hundred (100) feet to a point, which point is ten (10) feet as measured in a westerly direction from the southwest corner of said lot described in Book 883, Page 201; thence continuing in an easterly direction to the first mentioned point and place of beginning.

Granting also to the Grantee herein, his successors and assigns forever, all rights, privileges, appurtenances and easements belonging to the granted estate as intended by Title 33 M.R.S. § 773.

For source of title to Parcel Two, reference may be had to a deed from Mary L. Fletcher to James D. Stasunas dated July 31, 1998 and recorded with the Washington County Registry of Deeds in Book 2264, Page 332.

The purpose of this Corrective Deed is to correct an error in a prior deed from the Grantor herein to the Grantee herein dated June 9, 2023 and recorded with the Washington County Registry of Deeds in Book 5017, Page 244, which deed incorrectly states that Parcel Two is subject to an easement from James Stasunas to Versant Power dated August 12, 2021 and recorded with the Washington County Registry of Deeds in Book 4841, Page 203. Said easement encumbers Parcel One described therein.

WITNESS my hand and seal this 16th day of June, 2023.

James D. Stasunas
James D. Stasunas

STATE OF Maine
COUNTY OF Washington ss.

June 16, 2023

Then personally appeared the above-named James D. Stasunas and acknowledged the foregoing instrument to be his free act and deed.

Cylena Maclean
Attorney at Law/Notary Public

CYLENA MACLEAN
NOTARY PUBLIC - State of Maine
My Commission Expires
November 17, 2024

Print Name

Doc#: 10725
Bk: 4841 Pg: 203

Received
Recorded Register of Deeds
Oct 12, 2021 12:07:15P
Washington County
Tammy C. Gay

EASEMENT

JAMES STASUNAS, of Machias, Washington County, State of Maine, being the owner in fee simple of certain lands located in the Town of Addison, County of Washington, State of Maine, and described as follows:

Being the premises conveyed by Foster H. Pauley to the Grantor herein by deed dated October 19, 2020, and recorded in the Washington County Registry of Deeds in Book 4715, Page 92;

for consideration given, grant and convey to **VERSANT POWER**, a Maine corporation having a place of business at 970 Illinois Avenue, Bangor, Maine, its successors and assigns forever, the receipt whereof is hereby acknowledged, the rights, privileges and easements to construct, maintain, operate and upgrade from time to time on said lands, for utility purposes, a line consisting of two poles, wires, anchors and guy wires with the necessary fixtures and supports. Said line to begin at existing pole #20, as now located near the southerly bound of the Basin Road, so called, thence extending in a generally southeasterly direction 100', more or less, to a utility pole to be placed; thence continuing in a generally southerly direction, 135', more or less, to the terminus pole of said line; with the right to extend from said line for the purpose of serving sites on said premises. With the further right transmit electricity and intelligence over said line and to clear and dispose of interfering trees, and other growth from time to time, with permission to enter upon said lands for the above purposes; further granting to Versant Power, its successors and assigns, the power to assign to others, in whole or in part, any or all of the rights, privileges and easements herein set forth.

The Grantor for himself, his heirs, executors, successors and assigns, covenants and agrees to and with the Grantee, its successors and assigns, that he will not erect or maintain or permit the erection or maintenance of any building, trailer, mobile home, swimming pool, or other structure, of any kind or nature, within 10 feet of said line, any or all of which in the opinion of the Grantee, its successors and assigns, would endanger or interfere with the exercise of any of the rights, privileges and easements hereby conveyed.

IN WITNESS WHEREOF, I, the said James Stasunas have hereunto set my hand this 12th day of

August, 2021.

James Stasunas
James Stasunas

STATE OF MAINE

County of Washington ss:

08/12, 2021.

Personally, appeared the above-named James Stasunas and acknowledged the foregoing instrument to be his free act and deed.

Before me,

SEAL



Samuel T. Whitney
Notary Public

Print Name of Notary: _____

Commission Expires _____

Samuel T. Whitney
Notary Public • State of Maine
My Commission Expires January 22, 2022