

P.O. Box 322
Stratford, NH 03590

TRUSTEE'S DEED

ROXANNA D. ADAMS (formerly known as ROXANNA THERIAULT), whose mailing address is 41 Longrale Park, Apartment F, Bangor, ME 04401, **TRUSTEE** of the **RRR TRUST** under a Declaration of Trust dated October 1, 1994, recorded on May 30, 1994 in Book 2393, Page 029 of the Hancock County Registry of Deeds and as amended by Amendment to Declaration of Trust dated February 1, 1997 and recorded on March 3, 1997 in Book 2637, Pages 103 and 104 of the Hancock County Registry of Deeds, for consideration paid, grants to **SEAN COUSINS** and **CHRISTINE COUSINS**, husband and wife, both with a mailing address of PO Box 322, Stratford, NH 03590, as joint tenants, the land, together with any improvements thereon, in Gouldsboro, Hancock County, Maine, bounded and described as follows:

A certain lot or parcel of land with any improvements thereon situate in the Town of Gouldsboro, County of Hancock, State of Maine, being generally located between the easterly side of U.S. Route 1, so called, and the westerly side of the Gouldsboro Point Road, so called, being more particularly bounded and described as follows:

beginning at a 1" iron bolt found on the easterly sideline of U.S. Route 1, so called, at the northwesterly corner of land described in a deed to Lou Ann S. Robinson recorded at the Hancock County Registry of Deeds in Vol. 1976, Page 169, said bolt being 28.6 feet northeasterly of a granite highway monument found in 2011 at P.C. Sta 374+61.68 as shown on a Maine State Highway Commission Right of Way Map entitled: State Highway "44", Gouldsboro, Hancock County, Federal Aid Project F-044-1(8), S.H.C. File No. 5-99, Sheet 4 of 4;

thence following a curve that is concave to the southeast having a radius of 2789.7', an arc length of 572.9' to another iron rebar found in 1996 with a cap stamped PLS 1098 at land now or formerly of Janet Snyder described in a deed recorded at the Hancock County Registry of Deeds in Vol. 1706, Page 494;

thence by and along said land of Snyder and land described in a deed to Wayne Snyder recorded in Vol. 1706, Page 492, and land described in a deed to Richard Snyder recorded in Vol. 1706, Page 496, and land now or formerly of Bessie Snyder, N 79° 57' 10" E, a distance of 2071.6' to a ¾" iron rebar found in 1996;

thence by and along the southerly line of a 10.41 acre parcel held by the heirs of Katherine Smith, N 80° 31' 00" E, a distance of 133.1' to another ¾" iron rebar

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Tx:4043129

found at the northwesterly corner of Lot 1 as shown on a plan entitled: Property Subdivision for Stetson Smith, Gouldsboro Point Road, Gouldsboro, Hancock County, Maine, prepared by William R. Mague, RLS 1098, on record at the Hancock County Registry of Deeds in Plan File 20, #84;

thence by and along the westerly line of said subdivision lots, #1, #2, #3, & #4, S 09° 46' 00" E a distance of 712.0' to another rebar with cap stamped No. 1098 found at the southwesterly corner of said subdivision;

thence by and along the southerly line of said subdivision, N 80° 09' 20" E a distance of 393.4' to another rebar with cap marked PLS 1098 found in 1996 on the westerly sideline of said Gouldsboro Point Road;

thence by and along the westerly line of said Gouldsboro Point Road, S 24° 21' 30" E, a distance of 168.5' to another 3/4" iron rebar marked PLS 1098 found in 2011 at land described in a deed to Patricia Hodgkins recorded in Vol. 1655, Page 179;

thence by and along the northerly line of said Hodgkins and by and along the northerly line of land described in a deed to Hildredth L. and Ida M. Urquhart described in Vol. 1342, Page 659 and later in Vol. 1401, Page 164, S 78° 25' 30" W, a distance of 2128.3' to another iron rebar marked PLS 1098 found in 2011;

thence N 11° 31' 10" W a distance of 511.5' to another iron rebar with cap marked PLS 1098 found in 2011;

thence S 78° 16' 00" W a distance of 850.9' to the point of beginning,

The above-described encompasses 44.10 acres and is a portion of Parcel One of the Second Part of the premises described in Vol. 2393, Page 39.

Bearings referenced herein are oriented to Grid North, Maine State Coordinate System of 1983, Maine East Zone, as determined by a survey conducted by Plisga & Day, Land Surveyors, Bangor Maine.

Reference is made to a Property Boundary Survey for Property of RRR Trust and Heirs of Katherine Smith by Norris G. Staples, recorded in the Hancock County, Maine Registry of Deeds in Plan Book 40, Page 105 on September 22, 2011.

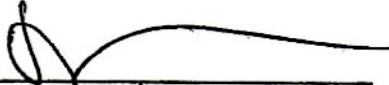
Meaning and intending to convey Parcel Three described in the deed from Peter W. Smith and Katherine A. Krieger and David W. Smith to Roxanna D. Adams (formerly known as Roxanna Theriault), Rosemary Delano-Merritt and Ralph Delano, as Trustees of the RRR Trust under a Declaration of Trust dated October 1, 1994, dated October 5, 2011 and recorded in Book 5729, Page 9 of the Hancock County Registry of Deeds.

The Trustee hereby warrants and covenants that she has full authority under the terms of the said Trust, as amended, to execute this deed and to convey the property as above-described, that no

actions are pending with respect to the Trust which could affect the Trustee's ability to convey the said property, and on behalf of the Trust, hereby conveys the property.

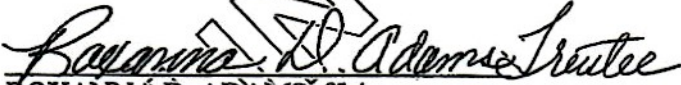
WITNESS MY HAND this 29 day of August, 2018.

Witness:



Sandy Lehman

By:



ROXANNA D. ADAMS, f/k/a
ROXANNA THERIAULT a Trustee of
RRR TRUST


STATE OF MAINE
PENOBSCOT, ss.

rdc Hancock

August 29, 2018

Then personally appeared the above named Roxanna D. Adams in her capacity as a Trustee of RRR Trust, and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said Trust.

Before me,



NOTARY PUBLIC
Type or print name as written

Sandy Lehman

SANDY LEHMAN
Notary Public
State of Maine
My commission expires June 6, 2019

HANCOCK COUNTY

③ # 2 Retey
Red Door
Title