

MAINE REAL ESTATE TAX-Paid

Return to:
Elizabeth Fitzgerald
177 Pettegrow Point Road
Machiasport, ME 04655

DLN: 1002240204449

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That Andrew L. Sargent and Tracy Lee Dawe-Sargent, of 60 Dennison Street, Gloucester, MA 01930, for consideration paid grant to Elizabeth Fitzgerald, of 177 Pettegrow Point Road, Machiasport, ME 04655, solely, with WARRANTY COVENANTS:

See attached Exhibit A

Meaning and intending to describe and convey a portion of the premises conveyed to Andrew L. Sargent and Tracy Lee Dawe-Sargent, by virtue of deed from Andrew L. Sargent and Tracy Lee Dawe-Sargent, dated October 3, 2008 and recorded in the Washington County Registry of Deeds in Book 3460, Page 138.

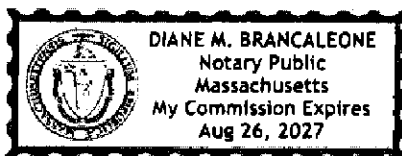
Executed this 26 day of July, 2022.

Andrew L. Sargent
Andrew L. Sargent
Tracy Lee Dawe-Sargent
Tracy Lee Dawe-Sargent

Commonwealth of Massachusetts

County of Essex

The foregoing instrument was acknowledged before me on this 26 day of July, 2022 by Andrew L. Sargent and Tracy Lee Dawe-Sargent.



Diane Brancaleone
Notary Public/Attorney-at-Law
Commission expiration: 8/26/2027

Exhibit A - Property Description

00 Small's Point Road
Machiasport, Maine

A certain lot or parcel of land, together with the buildings thereon, if any, situated. Machiasport, Washington County, Maine, being described in deed from Elton E. Small to David G. Small dated September 29, 1967 and recorded in Book 635, Page 549 of the Washington County, Maine, Registry of Deeds, wherein said premises are described as follows, to wit:

"a certain lot or parcel of land, together with any buildings thereon, situated in said Machiasport, bounded and described as follows: Beginning at a stake and bolt in the ledge marked "A"; thence running S 20 1/2° West in a straight line passing about eight feet easterly of the foundation of the main house formerly occupied by George A. Small (now deceased) to a stake or bolt, marked "B" driven into the ground near the exit of the cellar drain, and on the southerly side of the roadway; thence by said roadway Twenty-one (21) feet westerly to a stake marked "C"; thence by a line passing over the centre of the Well South 60° West to the shore of the main creek marked on the bank by a bolt and a small hackmatack tree; thence following the waters of the creek westerly and northerly to a stake marked "F" being the southwest corner bound of land conveyed to Ellis Small on May 1, 1907; thence following said Ellis Small line South 74° East 29 rods (crossing the town road) to a fence post marked "D"; thence North 30° East passing about one rod north of the George A Small barn so-called, to the first mentioned bolt marked "A" or place of beginning.

Meaning and hereby conveying the premises described in a deed from Mary S. Small to George A. Small, dated May 1, 1907, and recorded in Washington County Registry of Deeds in Book 278 Page 57.

My title is by virtue of being the only son and heir at law of Jennie E. Small and George A. Small, both deceased intestate. My late Father, George A. Small predeceased my late Mother Jennie E. Small.

Courses stated are magnetic and are to be construed as of the date of the original survey."

EXCEPTING AND RESERVING therefrom, the premises conveyed by David G. Small to Atlantic Salmon of Maine Limited Liability Company by Warranty Deed dated June 17, 1996 and recorded in Book 2087, Page 26 of said Registry of Deeds.

TOGETHER WITH all rights, easements, privileges and appurtenances belonging to the granted estate.

The above-described premise is modified by a Boundary Agreement by and between Andrew L. Sargent and Tracy Lee Dawe-Sargent and Charles W. Nevala, Jr. and Rosemary Nevala, dated January 16, 2018 and recorded in the Washington County Registry of Deeds in Book 4434, Page 312 establishing a common boundary line between their respective premises.

The above-described premise is modified by a Boundary Agreement by and between Andrew L. Sargent and Tracy Lee Dawe-Sargent and Roberta Lichtenger, dated January 11, 2018 and recorded in the Washington County Registry of Deeds in Book 4434, Page 315 establishing a common boundary line between their respective premises.