

WARRANTY DEED

00533

LILLIAN A. KELLEY whose mailing address is 246 Webster Street, Lewiston, Maine 04240,

for consideration paid

grant to STUART M. DONOVAN and CAROLE M. DONOVAN, husband and wife, whose mailing address is RR01, Box 3170, Jonesport, Washington County, Maine, 04649, as joint tenants and not as tenants in common,

with warranty covenants

A certain parcel of land located on the northerly side of Mason's Bay Road, Route 187, in the Town of Jonesport, Washington County, State of Maine, more particularly bounded and described as follows:

Beginning at a 5/8" rebar with a surveyor's cap set on the northerly side of Mason's Bay Road, said rebar being at the southeasterly corner of land conveyed to Harold L. and Lois M. Hubbard and recorded in the Washington County Registry of Deeds in Book 1533, Page 241, and said rebar being located at the Southwesterly corner of the parcel herein described;

Thence running North 34° 39' 49" East along land of said Hubbard a distance of 168.75 feet to a 5/8" rebar set at a corner of the fence;

Thence running South 83° 09' 28" East along land of said Hubbard a distance of 1073.68 feet to a 5/8" rebar set in the fence line, the same being located at the northeasterly corner of the parcel herein described;

Thence running South 06° 13' 35" West and passing through land of Lillian A. Kelley a distance of 250.56 feet to a 5/8" rebar set on the northerly side of Mason's Bay Road;

Thence running North 84° 20' 12" West a distance of 714.49 feet to a point;

Thence running North 82° 17' 15" West a distance of 124.87 feet to a point;

Thence running North 76° 51' 39" West a distance of 86.69 feet to a point;

Thence running North 68° 17' 05" West a distance of 76.06 feet to a point;

Thence running North 58° 41' 23" West a distance of 89.60 feet to a point;

Thence running North 50° 27' 12" West a distance of 88.77 feet to the Point of Beginning, the last six courses being located along the Northerly and Northeasterly side of Mason's Bay Road.

The above described parcel contains 6.47 acres, more or less. The bearings referred to are referenced to Magnetic North, 1991.

EXCEPTING and RESERVING all rights others may have in and to the small cemetery located near the southwesterly corner of the parcel hereinbefore described as shown on the referenced plan.

For further reference see a Standard Boundary Survey entitled "Plan of Land in Jonesport, Maine, Washington County, Prepared for Stuart Donovan" dated December 13, 1991, and prepared by Almer Huntley, Jr. and Associates, Inc., Professional Land Surveyors and Civil Engineers, 34 Center Street, Machias, Maine, to be recorded herewith.

TAKEN TO FILE

BK 1715FC261

BK 174516262

of the Washington County Registry of Deeds.

It is the expressed intention of the Grantor herein to convey to the Grantees aforesaid all rights, easements, privileges, and appurtenances belonging to the granted estate.

IN WITNESS WHEREOF, I the said LILLIAN A. KELLEY, being unmarried, have hereunto set my hand and seal this 13<sup>th</sup> day of ~~December~~, 1991-  
JANUARY 1992.

Lillian A. Kelley  
Lillian A. Kelley

STATE OF MAINE  
Androscoggin, ss.

~~December~~ 13<sup>th</sup> 1991 1992  
JANUARY

Then personally appeared the above named LILLIAN A. KELLEY and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Lionel C. Guay Jr.  
Notary Public



LIONEL C. GUAY JR.  
Printed name of Notary Public  
LIONEL C. GUAY JR., NOTARY PUBLIC  
STATE OF MAINE  
MY COMMISSION EXPIRES 11/27/95

STATE OF MAINE  
WASHINGTON CO.  
REGISTRY OF DEEDS

RECORDED  
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1992  
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Register