DLN: 1001740016546

WARRANTY DEED
(Maine Statutory Short Form)

MAINE REAL ESTATE TAX-Paid

KNOW ALL PERSONS BY THESE PRESENTS, that we, George M. Babikian and Mary O. Babikian of the Town of Freeport, County of Cumberland and State of Maine, for consideration paid, grants to Alexander K. Buck, III and Allison A. Buck, whose mailing address is 27 Bartol Island Road, Freeport, Maine, with **WARRANTY COVENANTS**, the property in the Town of Freeport, County of Cumberland, State of Maine, described as follows:

A certain lot or parcel of land, with the buildings thereon, situated in the Town of Freeport, County of Cumberland and State of Maine and lying easterly of, but not adjacent to the current location of the Torrey Range Road, so called, and being more particularly bounded and described as follows, to wit:

Beginning at an iron rod set on the division line between the land now or formerly of Phillip Davenport and land now or formerly of John F. McGrath, Jr. said point being situated 576.56' as measured southwesterly along said division line from an iron rod set in stone, said rod in stone being situated 790', more or less, from the southerly corner of a certain parcel of land deeded to Robert A. Davenport as described in the deed given him and recorded in the Cumberland County Registry of Deeds in Book 3175, Page 360, said rod in stone and division line all as shown on a plan recorded in said Registry of Deeds dated November 1979 by Wright Pierce Co. of Topsham, Maine and recorded in Book 125, Page 24;

Thence S 40° 09' 25" E along land now or formerly of said McGrath and stone wall and fence remnants for a distance of 389.95' to an iron rod set for a corner, said rod being situated 536', more or less, from the approximate high water mark of the Harraseeket River on the extension of same course;

Thence for the following courses along remaining land now or formerly of Phillip Davenport and Dorothy Davenport to an iron rod set at the end of each said course:

N 60° 08' E for a distance of 227.15'

N 30° 03' 50" E for a distance of 209.63'

N 28° 24' 30" W for a distance of 135.65'

N 35° 35' 20" W for a distance of 105.41'

N 39° 51' 50" W for a distance of 99.95'

S 52° 34' 10" W for a distance of 457.81 to the iron rod at the point of beginning.

Also conveying to the grantees herein a 15' wide right of way along the northeasterly side of said division line above mentioned running from the westerly corner of the lot herein described designated by said iron rod at the aforesaid point of beginning and running 40° 09' 25" W for a distance of 270.63' to a point for the purposes of passing and repassing together with the right to lay and maintain utility poles, wires, conduits, etc. below the said 15' right of way, all in common with Grantor.

Also another certain lot or parcel of land situated in the Town of Freeport, County of Cumberland and State of Maine and lying easterly of, but not adjacent to the current location of the Torrey Range Road, so-called, and being more particularly bounded and described as follows, to wit:

A 35' wide right of way parallel to and along the northeasterly side of the 15' foot wide right of way previously granted by Phillip Davenport and Dorothy Davenport to Mark M. Dorsey and Victoria E. Dorsey by deed dated September 29, 1983 and recorded in the Cumberland County Registry of Deeds in Book 6284, Page 213, running from the northwesterly boundary of the lot conveyed to Mark M. Dorsey and Victoria E. Dorsey by said deed N 40° 09' 25" W for a distance of 270.63' to a point for the purposes of passing and repassing together with the right to lay and maintain utility poles, wires, conduits, etc. below the said 35' right of way, all in common with Grantors.

Also another certain lot or parcel of land situated off the Bartol Island Road known as the Torrey Range Road, in the Town of Freeport, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at an iron rod found at the northernmost corner of the land of Mark M. Dorsey and Victoria E. Dorsey (see Book 6284, Page 213) as shown on "Plan of Proposed Lot in Freeport, Maine made for Phillip Davenport" by Owen Haskell, Inc. May 31, 1983;

Thence N 52° 34' 10" E on the extension of the northwesterly sideline of said Dorsey lot 310', more or less, to a tidal creek;

Thence easterly by the creek to the Harraseeket River;

Thence southerly by the Harraseeket River to the land now or formerly of John F. and William McGrath as shown of Plan Book 125, Page 24;

Thence N 40° 09' 25" W by the land of McGrath's 535' more or less to the southernmost corner of the said Dorsey lot;

Thence by said Dorsey by the following courses:

N 60° 08' E 227.15 feet;

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09/15/2017, 12:19:11P
Register of Deeds Nancy A. Lane E-RECORDED

N 30° 03' 50" E 209.53 feet;

N 28° 24' 30" W 135.65 feet;

N 35° 35' 20" W 105.41 feet;

N 39° 51 50" W 99.95 feet to the point of beginning.

Said parcel contains 5.7 acres more or less to approximate high water. Bearings are Magnetic 1946 as based on Plan Book 125, Page 24.

Being the same premises conveyed to the Grantors herein by warranty deed from Ann-Charlott Deutsch dated December 17, 2014 and recorded in the Cumberland County Registry of Deeds in Book 31981, Page 66.

WITNESS my hand and seal this 4th day of September, 2017.

WITNESS:

George M. Babikian

Mary O. Babikian

STATE OF MAINE
COUNTY OF CUMBERLAND, ss. Sept. 4, 2017

Then personally appeared the above named Mary O. Babikian and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Attorney at Law/Notary Public

Evan S. Reiser
Attorney At Law