DLN: 1002040094729

QUITCLAIM DEED WITH COVENANT
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that **LAWRENCE C. PAKULA**, of Baltimore, Maryland ("Grantor"), for consideration paid, **GRANTS** to **ANNETTE E. PAKULA**, of Naples, Florida, having a mailing address of 7575 Pelican Bay Boulevard, Unit 408, in the City of Naples, and State of Florida 34108 ("Grantee"), with **QUITCLAIM COVENANT**, the land in the Town of Scarborough, County of Cumberland and State of Maine, described in **Exhibit A** hereto attached and made a part hereof.

All the property of Grantor located at 534 Black Point Road in said Scarborough being described on the attached Exhibit A

For grantors' source of title, see the deed from Frederick D. Green and Lurana Churchill Green dated September 16, 2013, recorded in the Cumberland County Registry of Deeds in Book 31046, Page 120. Sheila S. Pakula is deceased as of November, 2016.

WITNESS my hand and seal this 4 day of May, 2020.

Witness

Lawrence C. Pakula

STATE OF Maryland
COUNTY OF Baltimore, ss. May 4, 2020

Then personally appeared the above named Lawrence C. Pakula and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Attorney at Law/Notary Public
Print Name: Jessica L. Johnson
Seal

NOTARY PUBLIC

My commission expires: 6/11/23

DOC :24167 BK:36680 PG:306
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
05/11/2020, 01:24:15P
Register of Deeds Nancy A. Lane E-RECORDED

EXHIBIT A: 534 Black Point Road, Scarborough, Maine

A certain lot or parcel of land situated on Black Point Road in the Town of Scarborough, County of Cumberland and State of Maine, described as follows:

Beginning at a stone monument on the southeast side of Black Point Road at the north corner of land conveyed to Phineas Sprague by deed dated November 7, 1973 and recorded in the Cumberland County Registry of Deeds in Book 3483, Page 139;

Thence N 66° 9' E, along the southeast side Black Point Road, 183.13 feet to an iron;

Thence S 29° 39' 30" E 81.62 feet to an iron;

Thence S 26° 18' 30" E 143.39 feet to an iron on the northwest side of land conveyed to William Pearce Coues, Jr., by deed dated October 13, 1950 and recorded in the Registry of Deeds in. Book 2028, Page 342;

Thence S 66° 9' W, along the land now or formerly of Coues, 174.51 feet to an iron on the northeast side of the land now or formerly of Phineas Sprague;

Thence N 29° 42' W, along the land now of formerly of Sprague, 226.18 feet to the stone monument at the point of beginning.

These courses are magnetic 1920 as shown on the survey plan recorded in Plan Book 114, Page 61.

Together with the right, in common with others, to the shore, beach, bathing, boating and boat landing privileges and a right-of-way over streets and common paths on Prouts Neck, and on adjacent beaches in common as aforesaid.

Also, all my right, title and interest in and to the land on the northwest side of the lot described above, which land runs from the lot described above, between the sidelines of the lot to the sea.

Subject, however, to the easements previously granted in Bird's Nest Lane, which is a strip of land 25 feet wide adjoining the northeast side of the land now or formerly of Sprague land.