

WARRANTY DEED

Maine Statutory Short Form

DLN# 1002240183640

KNOW ALL BY THESE PRESENTS, that I, **Benjamin R. Sholl** whose mailing address is 12 Foxwell Drive, Scarborough, Maine 04074, for consideration paid, **GRANT** to **Butterfield Island LLC** whose mailing address is 12 Foxwell Drive, Scarborough, Maine 04074 with **WARRANTY COVENANTS**, all of the Grantor's interest in real property commonly known as Butterfield Island Nictaus Lake and located in Township numbered Forty Middle Division County of Hancock and State of Maine, described as follows:


SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF.

Meaning and intending to convey, and conveying, the same premises as described in a deed from Charles R. Simmers and Jane E. Simmers, Trustees of the Charles R. Simmers and Jane E. Simmers Revocable Trust under Trust Agreement dated September 28, 2011, to Benjamin R. Sholl dated January 6, 2022 and recorded in the Hancock County Registry of Deeds in Book OR 7181, Page 540.

WITNESS my hand and seal this 15th day of February, 2022.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF**


WITNESS


Benjamin R. Sholl

State of Maine
County of Cumberland.

02/15/22, 2022

Then personally appeared the above named Benjamin R. Sholl, and acknowledged the foregoing instrument to be his free act and deed, before me,


Notary Public

My commission expires

07/14/2028

Nina Cronin

Notary Public, State of Maine
My Commission Expires 7/14/2028

SCHEDULE A

Parcel One:

A certain island in Nicatous Lake in Township numbered Forty Middle Division, Hancock County, Maine and described as follows:

Being the island lying west of Hardwood Island, formerly owned by Mr. Dayton, and about Southwest of the Nicatous Clubs Land. Said Island being called West Island in mouth of Moose Cove and containing eight acres more or less. This conveys any interest in buildings on said island. Said Island being the same on which Wilfred Butterfield built camps and is sometimes called "Butterfield Island". Said island is depicted on a Survey Plan of Butterfield's island for Charles & Jane Simmers 2451 East Amberwood Drive/Phoenix, Arizona 85248 in Nicatous Lake in Twp. 40 MD Hancock County, Maine dated February 26, 2008, by James Harris, PLS.

Also hereby conveying all of the Grantors' right, title and interest in the strip of land between the high water line and low water line of Nicatous Lake and adjacent to the above description lot.

Parcel Two:

A certain lot or parcel of land in the southeast quarter of Township No. 3, MD near the foot of Nicatous Lake on the westerly side thereof, more particularly described as follows:

Beginning at an iron rod marking the southerly corner of Lot 5 and the westerly corner of Lot 6, thence, North $40^{\circ} 34' 04''$ East, by and along the common boundary between Lot 5 and Lot 6, a distance of 39.8 feet, more or less, to nail in the concrete steps at the high water line of Nicatous Lake:

Thence, North $55^{\circ} 05' 55''$ West, by and along the high water line of Nicatous Lake, a distance of 27.1 feet, more or less, to an iron rod marking the northerly corner of Lot 5 and the easterly corner of Lot 4;

Thence, South $40^{\circ} 37' 05''$ West, by and along the common boundary line between Lot 4 and Lot 5 a distance of 37.1 feet, more or less, to an iron rod marking the westerly corner of Lot 5 and the southerly corner of Lot 4;

Thence, South $49^{\circ} 22' 55''$ East, by and along the southwesterly line of Lot 5 a distance of 27 feet, more or less, to the point or place of beginning.

Said lot is depicted on a Sketch Plan of a Boathouse lot survey for Jane Simmers on Nicatous Lake in Twp. 3 MD Hancock County, Maine dated May 23, 2008, by James Harris, PLS.

Also hereby conveying all of the Grantors' right, title and interest in the strip of land between the high water line and low water line of Nicatous Lake and adjacent to the above description lot.

Also hereby conveying, as appurtenant to Parcel Two, the right to pass or repass over other land now or formerly of Horace Morrison as conveyed to Grantor in Book 5764, Page 158.

HANCOCK COUNTY