

N O T WARRANTY DEED N O T
A N A N
O F F I C I A L O F F I C I A L
ESTATE OF **GEORGE DENNIS TARDIFF**, deceased, whose will was duly admitted

to probate in the probate court for Penobscot County, Maine, as shown in the records of Penobscot County Probate Court Docket #2018-525, by the powers conferred by law, and every other power (in distribution of the estate) grants to **ELIZABETH MABURCHARD**, of Bradley, County of Penobscot, State of Maine, and **THERESA M. WYZYKOWSKI**, of Bangor, County of Penobscot, State of Maine, with Warranty Covenants, as joint tenants, the land situated in Eddington, Penobscot County, State of Maine, the following described real estate:

A certain lot or parcel of land situated north of the land of Dennis Gideon and northwesterly of the land of Michael Tardiff, Richway Associates and Dennis Gideon and by the Grantor on the remainder off Route 9 in the Town of Eddington, County of Penobscot and State of Maine, bounded and described as follows:

Beginning at a set 7/8 inch rebar marking the most northerly corner of the land conveyed to Dennis Gideon by David Florian; thence N 40° 26' 45" W one thousand forty-four and seven tenths (1044.7') feet to a set 7/8 inch rebar; thence N 45° 25' 15" E thirteen hundred nine and one tenth (1309.1') feet to a set 7/8 inch rebar; thence S 40° 05' 00" E thirteen hundred seventy-seven (1377') feet to a set 7/8 inch rebar on the line of the land of Tardiff; thence S 47° 10' 00" W along the lands of Tardiff, Richway Associates and Gideon twelve hundred ninety-seven and nine tenths (1297.9') feet to a set 7/8 inch rebar; thence N 40° 29' 30" W along the land of Gideon two hundred ninety-two (292.0') feet to the point of beginning. All bearings are magnetic in 1989.

Said lot containing 40.5 acres and being part of the premises conveyed to David W. Florian by Andrews Land Services, Inc. and J.M.G., Corporation in a deed dated October 31, 1989 and recorded in Book 4565 Page 96 of the Penobscot County Registry of Deeds (Parts of Parcels 2 and 5 of that deed.)

Also granting a sixty (60') foot right of way for purpose of ingress and egress and use of utilities from Route 9 to the lot described above along the center line of a road shown on a plan titled "Division Plan of the J.M.G., Corporation, and Andrews Land Services, Inc. property on Route 9 in Eddington, Penobscot County, Maine" dated November 16, 1989 and recorded in Map File D312-89 of the Penobscot County Registry of Deeds. This sixty (60') foot right of way laying (30') feet on each side of the center line of the existing road.

Excepting and reserving from the above-described parcel of land a sixty (60') foot right of way to the grantor, their successors, and assigns. Said right of way laying thirty (30') feet on each side of the centerline of the existing road as shown on the plan recorded in Map File D312-89 of the Penobscot County Registry of Deeds.

Also granting an additional sixty (60') foot right of way from the existing roadway to the southwest line of the above described parcel. The center line of said right of way described as follows: Beginning at a point on the southwesterly line of the parcel described above and on the center line of the right of way, said point also being N 40° 26' 45" W four hundred sixty-seven and two tenths (467.2') feet from a 7/8 inch rebar marking the most northerly corner of the land of Dennis Gideon and point of beginning of the center line of the sixty (60') foot right of way herein conveyed; thence S 22° 45' 15" W along the center line of the right of way two hundred forty-two and three tenths (242.3') feet to the center of the existing roadway. This right of way lies 30' on each side of the center line described.

C O P Y

Being the same premises conveyed by Warranty Deed from David W. Florian to G. Dennis Tardiff, dated August 22, 1994 and recorded in Volume 5704, Page 199 in Penobscot County Registry of Deeds.

Together with all rights, easements, privileges and appurtenances belonging to the granted estate.

Witness our hand and seal this 10th day of October, 2019.

[Signature]
WITNESS

Elizabeth M. Burchard
ELIZABETH M. BURCHARD, Legal Heir/P.R.

[Signature]
WITNESS

[Signature]
THERESA M. WYZYKOWSKI, Legal Heir

STATE OF MAINE
Penobscot, ss.

October 10th, 2019

Personally appeared the above-named Elizabeth M. Burchard and Theresa M. Wzykowski and acknowledged the foregoing instrument to be their free act and deed.

Before me,
Carol L. Violette
Notary Public, State of Maine
My Commission Expires November 21, 2025

Carol L. Violette
Attorney/Notary Public



No Transfer Tax Paid

Susan F. Bulay, Register
Penobscot County, Maine