



ATTEST Stacy L Grant Waldo Co Registry of Deeds

WARRANTY DEED

KURT DOUGLAS FRASER a/k/a K. DOUGLAS FRASER and JAMIE MARIE FRASER,

husband and wife, both of Searsport, County of Waldo, State of Maine, **FOR CONSIDERATION**

PAID, grant to **BRIAN K. SULLIVAN** of Stockton Springs, County of Waldo, State of Maine, with

WARRANTY COVENANTS, certain lots or parcels of land, together with any buildings or

improvements thereon, situated in Stockton Springs, Waldo County, Maine and being more particularly

bounded and described as follows, to wit:

MAINE REAL ESTATE
TRANSFER TAX PAID

FIRST PARCEL: Beginning at an iron bolt in the southeasterly corner of lot of land now or formerly of Edward W. Gilkey, and on the northerly bound of Atlantic Highway; thence North twenty-two degrees twenty minutes West (N 22° 20' W) two hundred feet (200') to an iron bolt; thence South eight-five degrees ten minutes West (S 85° 10' W) two hundred feet (200') to an iron bolt; thence South twenty-two degrees twenty minutes East (S 22° 20' E) two hundred feet (200') to an iron bolt on or near the northerly bound of the Atlantic Highway; thence North eight-five degrees ten minutes East (N 85° 10' E) along the northerly bound of said highway two hundred feet (200') feet back to the place of beginning, containing forty thousand (40,000) square feet.

EXCEPTING AND RESERVING from the above described premises a portion thereof as conveyed to the State of Maine by condemnation proceedings dated December 5, 1956 and recorded in the Waldo County Registry of Deeds in Book 542, Page 175 and containing 39/100 (.39) acres, more or less, located on the generally easterly side of the highway leading from Belfast to Ellsworth. Reference is hereby made to the above described deed and records thereof for a more particular description.

Being the same premises conveyed the Grantors herein by deed of Arthur J. Remmes, III and Lana Remmes dated January 4, 2007 and recorded in the Waldo County Registry of Deeds I Book 3036, Page 182.

SECOND PARCEL: Beginning at an iron pipe on the northerly bound of the Atlantic Highway (Main Street) and the southeast corner of land now or formerly of Gulf Gas Station; thence North 22° 20' West following an old stone wall on the easterly bound of land of said gas station 175 ½ feet to a stake; thence North 74° 35' East along a line of rock fence on southerly line now or formerly of one Avery 20 feet to a point on said Avery line; thence South 22° 20' East and at all times 20 feet distant from the easterly bound of said gas station 175 ½ feet, more or less, to the

northerly bound of Atlantic Highway (Main Street); thence westerly along the northerly bound of said Atlantic Highway (Main Street) 20 feet, more or less, to the point of beginning,

Excepting and reserving from the above described lot so much of that parcel of land as described in Confirmation of Taking, Lawrence W. Peterson, et ux to State of Maine dated February 25, 1957, recorded in Waldo County Registry of Deeds in Volume 543, Page 546 as affects said lot, together with slope and drainage rights.

Being the same premises conveyed to the Grantors herein by deed of Milford Bishop and Ellena A. Andrews dated October 24, 2009 and recorded in the Waldo County Registry of Deeds in Book 3387, Page 20.

WITNESS our hands and seals this 16th day of April, 2019.

WITNESS:

_____ Kurt Douglas Fraser
KURT DOUGLAS FRASER

_____ Jamie Marie Fraser
JAMIE MARIE FRASER

STATE OF MAINE

Hancock, ss.

April 16, 2019

Personally appeared the above-named **KURT DOUGLAS FRASER and JAMIE MARIE FRASER** and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Chastina S. Lewis
Notary Public
Print Name Chastina S. Lewis
N/A - attorney - Maine Bar No. 4741
Commission Expires

@win/checked/Flaser/Deed

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