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DEBRA L. ANDERSON, REGISTER OF DEEDS

Bk 17832 PG 227

Instr # 2018045712

10/29/2018 11:53:13 AM

Pages 3 YORK CO



WARRANTY DEED

Maine Statutory Short Form

I, **Sylvia E. MacKay**, of 500 Goodwin Road, Eliot, Maine 03903, for consideration paid, grant to **Martha H. Leathe, Trustee of the Martha H. Leathe Revocable Trust**, with an address of 16 Brixham Road, Eliot, Maine 03903, the real property in the Town of Eliot, County of York, and State of Maine, more particularly bounded and described as follows:

A certain unimproved tract or parcel of land situated in the Town of Eliot, County of York, State of Maine, situated northerly of, but not adjacent to, Goodwin Road (Route 101) and northeasterly of, but not adjacent to, Brixham Road, being a portion of land of Sylvia E. MacKay, described in a deed from Sylvia E. MacKay, personal representative of the estate of Edson Ernest MacKay, dated January 11, 1999, and recorded in Book 9262, Page 249 of the York County Registry of Deeds and being more particularly described as follows:

BEGINNING at the most westerly corner of the parcel herein described, being also the most northerly corner of land of the Grantee as described in a deed recorded at the York County Registry of Deeds in Book 16061, Page 288, and also being a point in the southeasterly line of land now or formerly of Elroy L. and Janice S. Dame as described in a deed recorded at the York County Registry of Deeds in Book 6557, Page 105, said corner being marked by a 5/8" diameter iron rebar with a plastic identification cap marked "CIVIL CONSULTANTS PLS 1302" set in a stone wall corner;

THENCE, FROM SAID POINT OF BEGINNING, running southeasterly along a stone wall and said land of the Grantee the following nine courses and distances: S 54°22'45" E, 56.78 feet; S 56°16'06" E, 125.12 feet to a 5/8" diameter iron rebar with a plastic identification cap marked "CIVIL CONSULTANTS PLS 1302" set at the intersection of three stone walls; S 54°58'18" E, 95.11 feet; S 57°35'09" E, 43.30 feet; S 54°42'06" E, 147.86 feet to a 5/8" diameter iron rebar with a plastic identification cap marked "CIVIL CONSULTANTS PLS 1302" set at the intersection of three stone walls; S 55°58'05" E, 138.88 feet; S 57°41'09" E, 82.89 feet to a 5/8" diameter iron rebar with a plastic identification cap marked "CIVIL CONSULTANTS PLS 1302"; S 53°58'51" E, 74.52 feet;

MAINE R.E. TRANSFER TAX PAID

S 55°08'20" E, 326.45 feet to a 5/8" diameter iron rebar with a plastic identification cap marked "CIVIL CONSULTANTS PLS 1302" set at the intersection of three stone walls;

Thence turning and running generally northeasterly, severing the land of the Grantor by the following courses and distances: N 40°16'14" E, 184.49 feet to a drill hole set in the southeasterly end of a stone wall; and continuing along said stone wall, the following seven courses and distances: N 55°46'50" E, 41.05 feet to a set drill hole; N 56°01'55" E, 55.52 feet to a set drill hole; S 85°19'20" E, 22.43 feet to a set drill hole; S 57°40'24" E, 40.90 feet to a set drill hole; N 14°17'56" E, 151.77 feet to a set drill hole; N 17°28'33" E, 50.64 feet to a point at a bar way; N 22°25'10" E, 79.64 feet to a set drill hole in the end of said wall and land now believed to be of Bruce W. Staples and formerly belonging to Stephen Ferguson and also to Nathan Ferguson;

Thence turning and running northwesterly by said Staples/Ferguson land and land now or formerly of Bruce W. Staples as described in a deed recorded at the York County Registry of Deeds in Book 7509, Page 146, the following seven courses and distances: N 57°45'11" W, 135.26 feet to a drill hole set in the southeasterly end of a stone wall; N 56°20'22" W, along said wall, 50.29 feet to a drill hole set in the northwesterly end of said stone wall; N 57°01'13" W, 250.68 feet to a drill hole set in the southeasterly end of a second stone wall; N 56°58'21" W, along said second wall, 156.64 feet to a drill hole set in the northwesterly end of said second stone wall; N 57°06'16" W, 131.20 feet to a drill hole set in the southeasterly end of a third stone wall; N 57°21'33" W, along said third wall, 156.56 feet to a drill hole set at an intersection with a fourth wall which runs southerly; N 58°06'42" W, along said third wall, 177.57 feet to a drill hole set at a corner with a fifth wall which runs northeasterly;

Thence turning and running southwesterly by other land now or formerly of Bruce W. Staples as described in a deed recorded at the York County Registry of Deeds in Book 4994, Page 265, then touching land now or formerly of James R. Valhouli as described in a deed recorded at the York County Registry of Deeds in Book 17160, Page 935 (at a point), then by land of Dame as referenced above, across a short gap with no wall and then along a sixth stone wall, the following six courses and distances: S 44°27'47" W, 155.64 feet to a set drill hole; S 36°26'19" W, 67.45 feet to a set drill hole; S 40°34'07" W, 87.20 feet to a set drill hole; S 41°39'39" W, 83.31 feet to a point at a bar way; S 42°59'31" W, 47.41 feet to a found 5/8" iron diameter rebar; S 39°38'19" W, 84.17 feet to the POINT OF BEGINNING. Containing 13.646 acres.

The description contained herein is based on a survey and plan by CIVIL CONSULTANTS, dated October 5, 2018, entitled "BOUNDARY SURVEY OF A PORTION OF LAND OF SYLVIA E. MACKAY TO BE CONVEYED TO THE MARTHA H. LEATHE REVOCABLE TRUST, LOCATED NORTHERLY OF BRIXHAM ROAD, ELIOT, YORK COUNTY, MAINE", to be recorded at the York County Registry of Deeds. Bearings, coordinates and distances as contained herein are based on the Maine State Plane Coordinate System, West Zone, NAD83 (CORS96-EPOCH 2002.00).

Meaning to describe and conveying a portion of the real estate described in the deed of Sylvia E. MacKay, personal representative of the Estate of Edson Ernest MacKay, dated January 11, 1999, and recorded at the York County Registry of Deeds in Book 9262, Page 249.

Witness my hand and seal this 26 day of October, 2018.

Paul Johnson
Witness

Sylvia E. MacKay
Sylvia E. MacKay

New Hampshire
STATE OF MAINE
COUNTY OF YORK, ss
Stafford

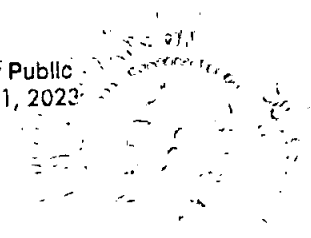
October 26, 2018

Then personally appeared the above-named Sylvia E. MacKay and acknowledged the foregoing instrument to be her free act and deed, before me:

Kirstin Swanson
Attorney at Law/Notary Public
My commission expires:

SEAL

KIRSTIN A. SWANSON, Notary Public
My Commission Expires March 21, 2023



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DEANK. BOUFFARD, P.C.
Po BOX 30
KITTELY, ME 03904-0030