

BK 4600 PGS 323-327
INSTR # 2006017801
09/29/2006 at 08:57 AM
HANCOCK COUNTY, ME

WARRANTY DEED

MAINE REAL ESTATE
TRANSFER TAX PAID

I, **David Paul Littlefield**, of Port Angeles, Washington, for consideration paid, grant to **C. A. Johnson II, Trustee of the Clarence A. Johnson II Living Trust** dated **May 22, 2000**, whose mailing address is 6649 Amory Court, Suite 8, Winter Park, Florida 32792, a one half interest, in common and undivided, and to **Walton McJordan and Barbara Ann McJordan**, husband and wife, whose mailing address is 13550 Southwest Airport Road, Cedar Key, FL 32625, a one half interest, in common and undivided, as **JOINT TENANTS**, with **WARRANTY COVENANTS**, a certain lot or parcel of land situated in Sullivan, Hancock county, Maine, being more particularly described in Exhibit A attached hereto and made a part hereof.

IN WITNESS WHEREOF, Brenda M. Littlefield, in her capacity as attorney-in-fact for David P. Littlefield, under power of attorney dated April 29, 2005, recorded in the Hancock County Registry of Deeds in Book 4230, Page 303, has hereunto set her hand this 25th day of September, 2006.

David P. Littlefield

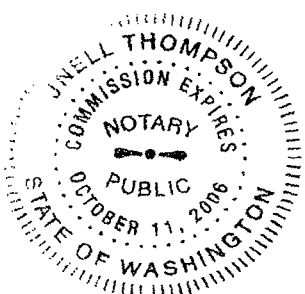
By: *Brenda M. Littlefield*

Brenda M. Littlefield, his Attorney-in-

Fact

STATE OF WASHINGTON
COUNTY OF CLALLAM
September 25, 2005

Then personally appeared the above-named Brenda M. Littlefield, in her said capacity and acknowledged the foregoing instrument to be her free act and deed.



Before me, *J. Thompson*
Notary Public

J. Thompson
Stamp or Print name of notary
My commission expires: 10-11-06

J. Pared

EXHIBIT A

That certain tract of land located on Dave's Way, 585 feet northeasterly from the intersection with Flander's Pond Road in the Town of Sullivan, County of Hancock, State of Maine.

Beginning at a 5/8 inch knurled reinforcing 4 foot bar of steel set 1 foot above the ground in January of the year 2005, being S81°05'33"W, a distance of 10.00 feet from the centerline of a 33 foot wide right-of-way of the extension of said Dave's Way, as created in Book 1624, Page 105. As shown on a plan entitled "Bounds, Dave Littlefield, Flander's Pond, Lot Split, Dave's Way, Sullivan, Hancock County, Maine", by Patriot Land Surveys as certified, signed, and sealed by Joseph Bertrand Peter Coffey, Maine Professional Land Surveyor number 2329 on January 20, 2005, Project 2004-028, Revision 2 dated September 1, 2005, recorded in the Hancock County Registry of deeds in Plan File 34, Sheet # 147;

Thence along other land of the grantor David P. Littlefield (Book 1450-Page 436), N81°05'33"W a distance of 399.90 feet to a 5/8 inch knurled reinforcing 4 foot bar of steel set on the centerline of 4 foot wide stream inlet in January of the year 2005;

Thence northerly and northwesterly along the ordinary high water mark to the southwesterly corner of Daniel H. Hodgkins (Book 3153, Page 159);

Thence along the southeasterly line of said Hodgkins, N74°42'25"E, a distance of 4.22 feet to the base of a 3/4 inch galvanized iron pipe. Said base of pipe being N19°32'01"W and 213.75 feet from the 5/8" rebar set on top of small bank;

Thence along the southeasterly line of said Hodgkins N74°42'25"E, a distance of 230.18 feet to the southwesterly line of said 33 foot wide right-of-way;

Thence continuing along the southeasterly line of said Hodgkins N74°42'25"E, a distance of 7.62 feet to a 5/8 inch knurled reinforcing 4 foot bar of steel set 0.5 foot above the ground in January of the year 2005. Said rebar being N43°03'37"W and 382.09 feet from the first mentioned 5/8 inch rebar set at the point of beginning;

Thence continuing along the southeasterly line of said Hodgkins, N74°42'25"E, a distance of 11.73 feet to the centerline of said Dave's Way right-of-way it being co-incident with the existing traveled way centerline throughout the herein conveyed property;

Thence southeasterly along said centerline and Parcel 2 on said plan, S46°47'05"E, a distance of 41.77 feet;

Thence southeasterly along said centerline and Parcel 2 on said plan on a curve concave to the northeast, having a length of 74.00 feet, a radius of 500.00 feet, a chord bearing of S51°01'29"E and chord distance of 73.93 feet;

Thence southeasterly along said right-of-way centerline and Parcel 2 on said plan on a curve concave to the northeast, having a length of 47.00 feet, a radius of 250.00 feet, a chord bearing of S60°39'01"E and chord distance of 46.93 feet;

Thence southeasterly along said centerline and Parcel 2 on said plan, S66°02'10"E, a distance of 37.82 feet;

Thence southeasterly along said centerline and Parcel 2 on said plan on a curve concave to the southwest, having a length of 89.24 feet, a radius of 120.00 feet, a chord bearing of S44°43'57"E and chord distance of 87.19 feet;

Thence southeasterly along said centerline and Parcel 2 on said plan, S23°25'44"E, a distance of 70.17 feet;

Thence southeasterly along said centerline and Parcel 2 on said plan on a curve concave to the southwest, having a length of 25.00 feet, a radius of 100.00 feet, a chord bearing of S16°16'01"E and chord distance of 24.93 feet;

Thence southeasterly then southwesterly along said centerline and Parcel 2 on said plan on a compound curve concave to the west, having a length of 20.18 feet, a radius of 60.00 feet, a chord bearing of S00°31'46"W and chord distance of 20.08 feet to a southwesterly corner of the remaining land of said Littlefield and also on the northwesterly line of said Littlefield residence land;

Thence N81°05'33"W, a distance of 10.00 feet back to the point of beginning;

Meaning and intending to convey a portion of that land conveyed by Charles P. Simpson and Peggy T. Simpson to David P. Littlefield by deed dated July 7, 1981, recorded in said Registry in Book 1411, Page 25..

Together with a 20 foot wide access right-of-way granted Walter Glidden to Charles P. Simpson and Peggy T. Simpson by deed dated March 16, 1981 recorded in said Registry of Deeds in Book 1402, Page 291.

* Together with the shore directly abutting the herein described parcel where applicable.

SUBJECT TO, as appurtenant to the premises described as conveyed in a deed from David P. Littlefield to Bruce J. Bushko and Mira T. Bushko dated October 28, 2005, recorded in said Registry of Deeds in Book 4345, Page 172, a right-of-way or easement, for all purposes including the right to install utility services, as defined by 33 M.R.S.A. §458, and acts amendatory thereof (including the right to assign such rights to utility companies), in common with others entitled to the use thereof, over that portion (being 16.5 feet in width) of a private road known as "Dave's Way" lying westerly of the centerline thereof, the total width of said private road being Thirty-three (33) feet in width with that portion thereof lying easterly of the centerline (also being 16.5 feet in width and over which the Grantor herein also RESERVED for himself, his heirs and assigns, as appurtenant to the premises hereinabove described as conveyed as shown on the above mentioned Plan) being located upon and over the premises described as conveyed in the afore-cited Littlefield-to-Bushko deed, over that certain tract of land described in a deed from Charles P. Simpson and Peggy T. Simpson to David P. Littlefield dated July 7, 1981, recorded in the Hancock County Registry of Deeds in Book 1411- Page 25 (of which the premises hereinabove described as conveyed are a portion), the northerly terminus of the segment of the right of way or easement hereby granted being 585 feet northeasterly from the intersection with Flander's Pond Road. The centerline is described herewith being co-incident with the existing road known as Dave's Way:

Beginning on the southeasterly line of the land of Daniel H. Hodgkins (Book 3143, Page 159) N74°42'25"E, a distance of 11.73 feet from 5/8 inch knurled reinforcing 4 foot bar of steel set 0.5 foot above the ground in January of the year 2005. Said rebar being N43°03'37"W and 382.09' from another 5/8 inch knurled reinforcing 4 foot bar of steel set 1 foot above the ground on a northeasterly

line of the remaining land of David P. Littlefield Book 1450-436. As shown on a plan entitled "Bounds, Dave Littlefield, Flander's Pond Property, Lot Split, Dave's Way, Sullivan, Hancock County, Maine", by Patriot Land Surveys as certified; signed, and sealed by Joseph Bertrand Peter Coffey, Maine Professional Land Surveyor number 2329 on January 20, 2005, Project 2004-028;

Thence southeasterly along said centerline and remaining land of said Littlefield (Book 1411-Page 25), S46°47'05"E, a distance of 41.77 feet;

Thence southeasterly along said centerline and remaining land of said Littlefield on a curve concave to the northeast, having a length of 74.00 feet, a radius of 500.00 feet, a chord bearing of S51°01'29"E and chord distance of 73.93 feet;

Thence southeasterly along said right-of-way centerline and remaining land of said Littlefield on a curve concave to the northeast, having a length of 47.00 feet, a radius of 250.00 feet, a chord bearing of S60°39'01"E and chord distance of 46.93 feet;

Thence southeasterly along said centerline and remaining land of said Littlefield, S66°02'10"E, a distance of 37.82 feet;

Thence southeasterly along said centerline and remaining land of said Littlefield on a curve concave to the southwest, having a length of 89.24 feet, a radius of 120.00 feet, a chord bearing of S44°43'57"E and chord distance of 87.19 feet;

Thence southeasterly along said centerline and remaining land of said Littlefield, S23°25'44"E, a distance of 70.17 feet;

Thence southeasterly along said centerline and remaining land of said Littlefield on a curve concave to the southwest, having a length of 25.00 feet, a radius of 100.00 feet, a chord bearing of S16°16'01"E and chord distance of 24.93 feet;

Thence southeasterly then southwesterly along said centerline and remaining land of said Littlefield on a compound curve concave to the west, having a length of 20.18 feet, a radius of 60.00 feet, a chord bearing of S00°31'46"W and chord distance of 20.08 feet to a southwesterly corner of the remaining land of said Littlefield and also on the northwesterly line of said Littlefield residence land Said right-of-way terminates S81°05'33"E, a distance of 10.00 feet from a 5/8 inch knurled reinforcing 4 foot bar of steel set 1 foot above the ground in January of the year 2005;

Subject to a right-of-way or easement for ingress and egress, a total of 33 feet in width, the centerline of which is the easterly boundary line of the premises hereinabove described as conveyed, that portion (being 16.5 feet in width) of said right of way or easement lying westerly of the said centerline being located upon the premises hereinabove described as conveyed, in common with others entitled to the use thereof, granted by David P. Littlefield by the following deeds:

1. David P. Littlefield to Bruce G. Munger et ux dated July 30, 2005 recorded in said Registry in Book 4272-Page 59;
2. David P. Littlefield to Charles E. Popikas and Jeanette E. Popikas, Trustees, dated July 30, 2005 recorded in said Registry in Book 4272-Page 62;
3. David P. Littlefield to Daniel H. Hodgkins dated July 30, 2005 recorded in said Registry in Book 4272-Page 65; and
4. David P. Littlefield to Peggy T. Simpson dated July 30, 2005, to be recorded in said Registry.

Subject to a 20 foot wide utility easement as reserved in the above-cited Simpson-to-Littlefield deed recorded in said Registry in Book 1411, Page 25, a portion of which crosses the premises hereinabove described as conveyed, as shown on the abovementioned plan.

Subject to a utility easement granted by David P. Littlefield to Bangor Hydro-Electric Company dated December 22, 1981, recorded in said Registry of Deeds in Book 1426, Page 157.

Subject to a utility easement granted by David P. Littlefield to New England Telephone and Telegraph Company dated August 2, 1985, recorded in said Registry of Deeds in Book 1601, Page 364.

Subject to an apparent 4 foot wide boat landing, temporary storage easement, and footpath as granted by David P. Littlefield to Robert N. Eaton and Candace J. Eaton by deed dated October 30, 2001, recorded in said Registry in Book 3179, Page 210.

Directions are referenced to Magnetic North as observed in January in the year 2005.