

QUITCLAIM DEED WITH COVENANT

GLORIA J. PRICKETT, having a mailing address of 179 Ox Cove Road, Pembroke, Maine 04666, for no consideration paid GRANTS to GLORIA J. PRICKETT and BRUCE BANISZESKI, having a mailing address of 179 Ox Cove Road, Pembroke, Maine 04666, with QUITCLAIM COVENANT, as JOINT TENANTS, certain lots or parcels of land, together with any and all structures and improvements situated thereon, and appurtenances thereto, situated in Pembroke and Dennysville, Washington County, Maine, and being more particularly described on Exhibit "A" attached hereto.

TOGETHER WITH all rights, easements, privileges and appurtenances belonging to the granted estate.

SUBJECT to the terms and conditions of the Maine Tree Growth Program.

FURTHER, Grantor certifies that: she is over sixty years of age and is not in a dependent relationship with the Grantee, Bruce Baniszeski, as that is defined by 33 M.R.S.A. § 1021; Bruce Baniszeski was not represented by the law firm of Acadia Law Group, LLC, in this transaction who prepared this Deed without a title search and only representing Grantor; and Grantee has been advised to seek independent counsel and has chosen not to do so.

WITNESS my hand and seal this 7 day of August, 2020.

Gloria J. Prickett
GLORIA J. PRICKETT

TRANSFER TAX PAID

STATE OF MAINE
COUNTY OF Washington

August 7, 2020

Then personally appeared the above named, GLORIA J. PRICKETT and acknowledged the foregoing instrument to be her free act and deed.

Before me,

My Commission Expires:
5-29-2027

Daniel R. Robes
Notary Public / Attorney at Law
DANIEL R. ROBES SEAL
Print Name / Affix Seal
Daniel R. Robes
Notary Public, State of Maine
My Commission Expires May 29, 2027

EXHIBIT "A"

Property of Gloria J. Prickett
To be conveyed to Gloria Prickett and Bruce Baniszeski
179 Ox Cove Road
Pembroke, Maine

Certain lots or parcels of land together with any and all structures and improvements situated thereon, and appurtenances thereto, situated in Pembroke, Washington County, Maine and being the same premises as described in a deed from Gloria J. Prickett, Personal Representative of the Estate of Horace Leslie Prickett a/k/a H. Leslie Prickett to Gloria J. Prickett dated August 13, 2019, recorded in Book 4587, Page 17 of the Washington County, Maine, Registry of Deeds and which premises are bounded and described as follows, to wit:

The following real estate, together with all buildings and improvements thereon, situated in Washington County, State of Maine described in the following deeds:

Land in Pembroke described in deed from Vaughn E. Carter and Christine F. Carter to H. Leslie Prickett and Elizabeth Prickett, as joint tenants, dated April 1, 1970, recorded in Volume 682, Page 096 of the Washington County Registry of Deeds.

Land in Pembroke described in deed from William J. Keezer and Hattie M. Keezer to H. Leslie Prickett and Elizabeth Prickett, as joint tenants, dated May 26, 1970, recorded in Volume 682, Page 166 of said Registry of Deeds.

Land in Pembroke described in deed from Walter C. Mack to H. Leslie Prickett and Elizabeth Prickett, as joint tenants, dated June 8, 1971, recorded in Volume 716, Page 160 of said Registry of Deeds.

Land in Pembroke described in deed from Robert William Allen to H. Leslie Prickett and Elizabeth Prickett, as joint tenants, dated February 14, 1975, recorded in Volume 872, Page 006 of said Registry of Deeds.

All of the interest of H. Leslie Prickett in and to that certain real estate described in a deed from Robert William Allen to Elizabeth Prickett dated September 28, 1976 and recorded in Volume 947, Page 288 of the Washington County Registry of Deeds.

Land in Pembroke described in deed from Emery L. Davis and Nancy E. Davis to Leslie Prickett acknowledged January 30, 1976 and recorded in Volume 1367, Page 200 of said Registry of Deeds.

Land in Pembroke described in deed from Albert W. Labonte and Janice E. Labonte to H. Leslie Prickett dated November 30, 1976, recorded in Volume 947, Page 291 of said Registry of Deeds.

★ Land in Dennysville and Pembroke, Washington County, Maine described in a deed from June Ritchie et al to H. Leslie Prickett dated October 9, 1984 and recorded in Volume 1296, Page 071 of said Registry of Deeds. ★

Land in Pembroke described in deed from John F. Bridges to H. Leslie Prickett et al dated December 2, 1989 and recorded in Volume 1613, Page 138 of said Registry of Deeds.

Land in Pembroke described in deed from Albert W. Labonte and Janice E. Labonte to H. Leslie Prickett dated July 1, 1991, recorded in Volume 1709, Page 152 of said Registry of Deeds.

Excepting, however, the parcels described in the following deeds:

Deed from H. Leslie Prickett to Bruce E. Baniszeski and Janet M. Baniszeski dated December 29, 1995 and recorded in Volume 2053, Page 355 of said Registry of Deeds;

Deed from H. Leslie Prickett to W. Lynn Bouck and Jill H. Bouck dated December 5, 1997 and recorded in Volume 2211, Page 322 of said Registry of Deeds;

Deed from H. Leslie Prickett to Lee Baniszeski and A. Deborah Baniszeski dated April 16, 1999, recorded in Volume 2352, Page 154 of said Registry of Deeds;

Deed from H. Leslie Prickett to W. Lynn Bouck and Jill H. Bouck dated February 5, 2001, recorded in Volume 2489, Page 335 of said Registry of Deeds;

Deed from H. Leslie Prickett to Michael Ryan and Linda McGill dated June 10, 2001, recorded in Volume 2632, Page 236 of said Registry of Deeds;

Deed from H. Leslie Prickett to Michael C. Ryan and Linda McGill dated June 12, 2008, recorded in Volume 3420, Page 152 of said Registry of Deeds;

Memorandum of conveyance from H. Leslie Prickett and Gloria J. Prickett to Bruce and Janet Baniszeski dated September 7, 2013, recorded in Volume 3992, Page 196 of the Washington County Registry of Deeds intended to be the subject of a corrective and confirmatory deed from the Grantee herein to Bruce E. Baniszeski and Jane M. Baniszeski.

Also conveying by these presents to the Grantee, her heirs and assigns, any and all right, title and interest that the said H. Leslie Prickett owned in Washington County, Maine at the time of decease, whether specifically recited herein or not.

Also conveying herewith all rights, easements, privileges and appurtenances belonging to the granted Estate as intended by M.R.S. Title 33, Section 773.

Received
Recorded Register of Deeds
Aug 13, 2020 11:25:44A
Washington County
Sharon D. Strout