



OR BK 6390 PGS 293 - 294 05/15/2015 02:30:42 PM
INSTR # 2015005948 JULIE A. CURTIS
HANCOCK COUNTY, ME REGISTER OF DEEDS

HAN

QUITCLAIM WITH COVENANT DEED
33 M.R.S.A. §765; 33 M.R.S.A. §775(2)

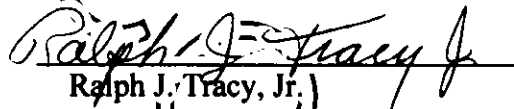
RALPH J. TRACY, Jr., of Seal Harbor, Town of Mount Desert, County of Hancock, State of Maine, for consideration paid, GRANTS TO **STEPHEN M. TRACY**, with a mailing address of 4 Wetlands Way, Seal Harbor, Maine, 04675, with QUITCLAIM COVENANT, two (2) certain lots or parcels of land, the first situated in the Town of Mount Desert, Hancock County, Maine, and the second situated in the Town of Bar Harbor, Hancock County, Maine being more particularly described as follows:

SEE EXHIBIT, A ATTACHED HERETO AND
INCORPORATED HEREIN.

The Grantor is over 60 years of age and has had independent counsel in the preparation of this deed.

Grantor is the surviving joint tenant of the conveyed land, his wife, Dorothy E. Tracy, having passed away on July 23, 2009.

WITNESS my hand and seal this 5 day of May, 2015.


Ralph J. Tracy, Jr.

STATE OF MAINE,
Hancock, ss.

May 5, 2015

Personally appeared the above-named Ralph J. Tracy, Jr., and acknowledged the foregoing instrument to be his free act and deed, before me,


Notary Public


Notary: type or print name
Commission expires:

SEAL

DEBBIE B. CUMMINGS
Notary Public, Maine
My Commission Expires August 26, 2020

EXHIBIT A

LOT ONE: Land in Mount Desert, Hancock County, Maine, being the same land as described in a Warranty Deed from Leta T. Shea, Ralph J. Tracy, Jr., Alice T. Wilson, and Kay T. Moore to Ralph J. Tracy Jr. and Dorothy E. Tracy dated April 15, 1992 and recorded in the Hancock County Registry of Deeds in Book 1937 Page 211 and more particularly described there in as follows:

"Lot 4 as shown on a plat dated May 1991 and entitled "Plan showing Property of Heirs of Ralph Tracy Mount Desert, Maine" by Edward S. Jackson, R.L.S., recorded in the Hancock County, Maine, Registry of Deeds in File 24, Page 82."

LOT TWO: Land in Bar Harbor, Hancock County, Maine, being the same land as described in a Warranty Deed from Ralph J. Tracy and Pauline Tracy to Ralph J. Tracy, Jr. and Dorothy E. Tracy dated February 2, 1977 and recorded in the Hancock County Registry of Deeds in Book 1279 Page 636 and more particularly described there in as follows:

"... a certain lot or parcel of land, situated in Bar Harbor, Hancock County, Maine, and being designated as Lot 15 on the Town of Bar Harbor Tax Map 14B.

Meaning and intending to convey and hereby conveying, whether or not described above, all that portion of a certain lot or parcel of land described in Warranty Deed from Jones W. Tracy to the grantors herein, Ralph J. Tracy and Pauline Tracy, dated September 20, 1937 and recorded in Book 657, Page 459 of the Hancock County, Maine, Registry of Deeds, which lies within the limits of the Town of Bar Harbor."

Subject to and together with the release of Easement Deed dated January 23, 2013 from the Grantor herein to Robert J. Moore and Kay T. Moore, said Easement Deed recorded in the Hancock County Registry of Deeds in Book 5977, Page 75 to which further reference is hereby made.

Together with and subject to an "Amended and Restated Easement Agreement" between the Grantor and other parties dated December 28, 2012, recorded in the Hancock County Registry of Deeds in Book 5963, Page 56 to which further reference is hereby made.

COUNTY

② #2

Ret: W. Fern L.O.