

**QUITCLAIM DEED WITH COVENANT**

STATE OF MAINE

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HANCOCK

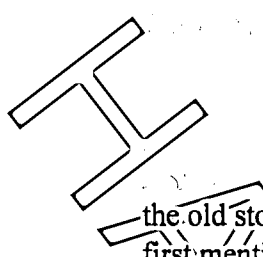
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**240 REACH ROAD, L.L.C.**, a Louisiana limited liability company ("**Grantor**"), with a mailing address of 1847 State Street, New Orleans, LA 70118, for consideration paid, the receipt and sufficiency of which are hereby acknowledged, hereby **GRANTS** unto **EMILY BLAIR STRIBLING** ("**Grantee**"), with a mailing address of 5 Bunker Hill Road, Salisbury, CT 06068, with **QUITCLAIM COVENANT**, the real property in Hancock County, Maine, more fully described below, along with all improvements thereon, and all of Grantor's rights, titles, and interests in and to adjacent streets, alleys, rights-of-way, and any adjacent strips and gores of real estate, together with all rights, titles, and interests appurtenant to the foregoing (collectively, the "**Property**");

A certain lot or parcel of land, together with the buildings thereon, situated in Brooklin, Hancock County, Maine, and bounded and described in deed from John Hoyt Stookey and Katherine E. Stookey to 240 Reach Road, L.L.C., a Louisiana limited liability company dated August 4, 2015 and recorded in Book 6435, Page 326 of the Hancock County Registry of Deeds, and being further described as follows:

A certain lot or parcel of land, together with the buildings thereon, situated in Brooklin, Hancock County, Maine, and bounded and described in deed from Ruth Sturtevant Smith to F. Jerome Stavola and Ruth DeForest Stavola dated August 19, 1950 and recorded with Hancock County Registry of Deeds in Book 782, Page 69, which on a certain plan of land in said Brooklin, made in 1924, by John G. Eaton, surveyor, marked 'Plan of land of Walter I. McCoy and associates, in Brooklin. on Eggemoggin Reach' and which is recorded in the Registry of Deeds for Hancock County, Maine, is designated as lot No. 4, and bounded as follows, to wit: -

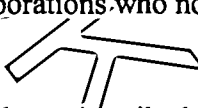
Beginning at the end of an old stone wall on the southwest side of the town road; thence by said road south two and one-half (2 1/2) degrees west two hundred (200) feet to a stake and stones; thence north seventy-one (71) degrees west, five hundred and seven (507) feet to a stake and stones at the shore of the cove; thence by the shore of said cove north nineteen and one-half (19 1/2) degrees west one hundred and nine (109) feet to two white birch trees spotted for a corner bound; thence south seventy-eight (778)(sic) degrees east by the old wall, three hundred and seventy-three (373) feet to a mark on a large stone in the old stone wall; thence by the old stone wall north thirteen (13) degrees east, thirteen (13) feet to the end of the old stone wall; thence by



the old stone wall north eighty-nine (89) degrees east one hundred and fifty-five (155) feet to the first mentioned bound, containing one acre and one hundred and twenty-one (121) square rods, more or less, together with all the shore and flats in front of the premises hereinabove described as conveyed between the lines of high water mark and low water mark, and between the side lines of said lot extended to low water mark in accordance with the laws of Maine.

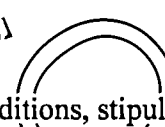
Being a part of the premises which were conveyed to Harry L. Crabtree by deed from Walter I. McCoy and others, dated May 17, 1924, and recorded in the Registry of Deeds for Hancock County, Maine, in Vol. 589, Page 255.

There is also hereby conveyed, as appurtenant to the premises hereinabove described as conveyed, a right of way or easement for the purpose of placing or laying water pipes and for electric wires and telephone wires, either above or below the surface of the ground and for suitable poles therefor, suitably placed, over and across any part of the premises so conveyed to said Harry L. Crabtree, as aforementioned, in such place or places as shall be reasonably suitable and convenient, said easement to be used in common by the Grantees herein, their heirs and assigns, and any other persons or corporations who now or hereafter may be entitled to similar rights.

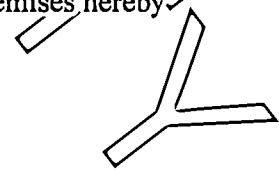


Being all and the same premises which are described as conveyed in the Quit-Claim Deed from The Three Points Corporation to Charles L. Sturtevant, dated April 28, 1927, and recorded in the Registry of Deeds for Hancock County, Maine, in Vol. 611, Page 6.

RESTRICTIONS



This conveyance is made upon the following express conditions, stipulations and restrictions (not conditions subsequent) to be binding upon the Grantees herein, and their heirs and assigns, and which by the acceptance of this deed they agree to insert in any and every deed of conveyance by them of the premises herein conveyed or any part of same, namely: First, there shall not be built on the premises herein conveyed more than one private dwelling or residence, with such out buildings including a guesthouse, as may be reasonably necessary. Second, no sewage shall, by the Grantees be disposed of, or be caused or permitted to be disposed of by emptying or depositing same into or upon Eggemoggin Reach, or into or upon the coves or waters adjacent thereto, nor will they cause or permit the placing thereon or therein of any refuse or offensive substance or substances, or anything that will pollute the waters thereof. Third, no nuisance shall be committed or suffered by the Grantees to be committed upon any part of the premises hereby conveyed.



SUBJECT to Easement from Three Points Corporation to Peter B. Tomlinson and Sally M. Tomlinson dated August 30, 1995, recorded in Book 2432, Page 43, of the Hancock County Registry of Deeds.

Also conveying a certain easement as described in deed from The Three Points Corporation to John H. Stookey and Katherine E. Stookey, dated October 24, 2002, at the Hancock County, Maine, Registry of Deeds in Book 3639, Page 1.

EXECUTED this \_\_\_ day of August, 2022.

240 REACH ROAD, L.L.C.,  
a Louisiana limited liability company

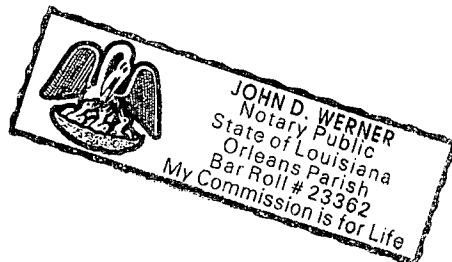
By: M. Feild Gomila, Jr.

M Feild Gomila, Jr., Manager

THE STATE OF LOUISIANA  
PARISH OF ORLEANS

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Then personally appeared the above names M. Feild Gomila, Jr., Manager of 240 REACH ROAD, L.L.C., and acknowledged the foregoing instrument to be his free act and deed in his said capacity.



John D. Werner  
Notary Public, State of Louisiana  
My Commission is for Life

③ Ref/Hale + Hamilton