



OR BK 6094 PGS 81 - 82
INSTR # 2013014448
HANCOCK COUNTY, ME

08/20/2013 12:06:18 PM
JULIE A. CURTIS
REGISTER OF DEEDS

QUITCLAIM DEED WITH COVENANT

KNOW ALL MEN BY THESE PRESENTS, that I, Judy A. Farnsworth, whose mailing address is 244 Club Drive, San Carlos CA 94070, for consideration paid, GRANT to Kelly Pai Roos, whose mailing address is PO Box 749, Bar Harbor ME 04609, with QUITCLAIM COVENANT, a certain lot or parcel of land, together with all buildings thereon, situated in Bar Harbor, Hancock County, Maine, and bounded and described in deed from Paul Coston as Trustee of the Lee Pittle Testamentary Trust, also known as the Lee Pittle Family Trust, to the Grantor, dated July 1, 2005 and recorded with Hancock County Registry of Deeds in Book 4237, Page 116 as follows:

"A certain lot or parcel of land with the buildings thereon, situated on the westerly side of Ledgelawn Avenue in Bar Harbor, Hancock County, Maine, being more particularly bounded and described as follows:

Beginning at a stone bound set in the ground in the westerly side line of Ledgelawn Avenue, said stone bound bearing northerly and being two hundred nineteen feet distant from another stone bound set in the ground in said westerly side line of Ledgelawn Avenue at the point where it intersects with the northerly side line of Cromwell Harbor Road; thence from said first mentioned bound westerly ten feet to an iron bolt set in the ground, said iron bolt being the northeast corner bound of lot No. 26, Section C as shown on the recorded plan hereinafter referred to; thence continuing westerly but always following the northerly side line of said lot No. 26, Section C ninety-five feet to a stone bound set in the ground, said stone bound being the southeast corner of lot No. 6 as shown on said recorded plan; thence northerly but always following the easterly side line of lot No. 6, Section C forty feet to an iron bolt set in the ground, said iron bolt being the southwest corner bound of lot No. 24, Section C as shown on said recorded plan; thence easterly but always following the southerly side line of said lot No. 24, Section C ninety-five feet to an iron bolt set in the ground; thence continuing easterly ten feet to a point in the westerly side line of Ledgelawn Avenue; thence from said point in the westerly side line of Ledgelawn Avenue southerly forty feet to said stone bound at the point of beginning, containing 4200 square feet, more or less. Meaning and intending hereby to convey all of lot No. 25, Section C as shown upon the Plan of Shannon Estate, Bar Harbor, Maine, Sections B and C, July, 1903 as made by Edgar I. Lord, Civil Engineer, and recorded in the Hancock County, Maine, Registry of Deeds.

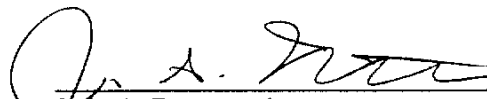
Said premises to be conveyed expressly subject to the following restrictions (not conditions subsequent) to be binding upon the grantees, their heirs and assigns, owners, or tenants of the above described lot of land, being lot No. 25, Section C as shown upon said recorded plan, to wit: That no blacksmith shop, manufactory, or public stable shall be erected upon said land.

MAINE REAL ESTATE
TRANSFER TAX PAID

And also that no damage will be claimed and a Quitclaim Deed will be given by the said grantees, their heirs and assigns, of that strip of the above described lot No. 25, Section C lying next westerly of Ledgelawn Avenue and being ten feet in width the full length of said lot, as shown on said recorded plan, to any party or parties who will build a sidewalk across said strip provided said sidewalk shall be build along said Ledgelawn Avenue from Cedar Lane to Cromwell Harbor Road as shown on said recorded plan."

Together with all rights, easements, privileges and appurtenances belonging to the granted estate.

WITNESS my hand and seal this 19th day of August, 2013.

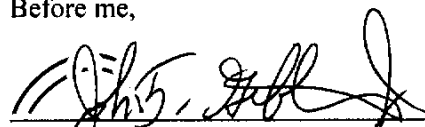

Judy A. Farnsworth

State of Maine
County of Hancock

August 19, 2013

Then personally appeared the above named Judy A. Farnsworth and acknowledged the foregoing instrument to be her free act and deed.

Before me,


Notary Public/Attorney at Law
John F. Gibbons, Jr., Notary Public
State of Maine
My Commission Expires 11/3/2018
Type or Print Name of Office

SEAL