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BK 1775PG049

QUIT-CLAIM DEED WITH COVENANT

KNOW ALL MEN BY THESE PRESENTS, that We, ARNOLD C. HANSON and LORRAINE E. HANSON, of Brooklin, County of Hancock, State of Maine, husband and wife, for consideration paid, grant to MOLLIE ANN RESERVE and WALTER J. RESERVE, whose mailing address is 401 East 34th Street, #N24B, New York, NY 10016, AS JOINT TENANTS, with QUITCLAIM COVENANT, the land in Brooklin, County of Hancock, State of Maine, as described in Exhibit A attached hereto, incorporated herein and made a part hereof.

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

Witness our hands and seals this 6th day of October, 1989.

Arnold C. Hanson
Arnold C. Hanson

Lorraine E. Hanson
Lorraine E. Hanson

STATE OF MAINE
HANCOCK, ss.

October 6, 1989

Personally appeared the above named Arnold C. Hanson and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Anthony J. Gupta
Notary Public/Attorney at Law

Type or print name of
Notary Public/Attorney at Law

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EXHIBIT A

Being a part of the Quit-Claim Deed with Covenant from Arnold C. Hanson and Lorraine E. Hanson to Mollie Ann Meserve and Walter J. Meserve.

A certain lot or parcel of land, with all buildings thereon, being the "FIRST PARCEL" described as conveyed in deed from George D. Russell and Isabel R. Russell and Ernest H. Nedeau to Arnold C. Hanson and Lorraine E. Hanson dated October 17, 1977 and recorded at Book 1301, Page 490 of the Hancock County, Maine, Registry of Deeds, wherein said premises are described as follows, to wit:

"A certain lot or parcel of land, together with any buildings thereon, situated in said Brooklin, and together with a certain right of way as conveyed to Clyde Sherwood and Bernice Sherwood by deed of Elisha M. Reynolds dated May 7, 1960, and recorded in the Hancock County, Maine, Registry of Deeds in Book 862, Page 184, wherein said premises and said right of way are bounded and described as follows, to wit:

'Commencing at the waters of Herrick's Bay at an iron pin in the ground, marking the northeast corner of land recently conveyed by grantor herein to Malcolm Weeks; thence west and along the north line of Weeks one hundred seventy-five (175) feet, more or less, to a pin in the ground and a white birch tree; thence north one hundred fifty (150) feet to a point marked by an iron pin in the ground, said point being one hundred seventy-five (175) feet, more or less, from a pin in the ground marking the northeast corner of within described lot; thence east one hundred seventy-five (175) feet, more or less and parallel with the north line of Weeks to said iron pin marking the northeast corner of within lot; thence south by Herrick's Bay one hundred fifty (150) feet to the northeast corner of Weeks and place of beginning. Being a lot of land from '2nd Lot' as conveyed to me by the Inhabitants of the Town of Brooklin by deed dated March 26, 1955, recorded in the Hancock Registry of Deeds in Book 783, Page 588.

'Also a right of way for all reasonable purposes of ingress and egress over a way leading from the rear of the within conveyed lot and over land of the grantor to the main highway.'

Further, together with all the right, title and interest of the Grantors in and to the shore and flats between high water mark and low water mark where said land borders on the waters of Herrick's Bay and between the sideline of said premises extended to low water mark.

Meaning and intending to convey the same premises conveyed to the Grantors herein by deed of Clyde A. Sherwood and Bernice M. Sherwood dated October 7, 1966, and recorded in said Registry of Deeds in Book 1022, Page 311."

The above described premises are subject to an easement from Clyde Sherwood and Bernice Sherwood to Bangor Hydro-Electric Company dated July 1, 1960 and recorded at Book 867, Page 14 in said Registry of Deeds.

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Together with an easement to the premises across adjoining property as conveyed from Elisha M. Reynolds to Clyde Sherwood and Bernice Sherwood dated September 9, 1960 and recorded at Book 1021, Page 164 in said Registry of Deeds, wherein said easement is bounded and described as follow, to wit:

"a right of way thirty (30) feet in width and extending from the right of way leading to the ocean, by and along the rear of a lot previously conveyed to said Sherwoods, by deed recorded in said Registry in Vol. 862, Page 184 and by and along the rear of a second lot conveyed to said Sherwood by deed recorded in Vol. 878, Page 359, to the southerly line of a lot conveyed to said Sherwoods by deed recorded in Vol. 878, Page 357. Said within granted right of way to be thirty (30) feet in width, the easterly line of which is the present westerly line of Sherwood and easterly line of Reynolds.

Said right of way to be used for ingress and egress to and from the above mentioned Sherwood lots in common with the grantor, his heirs and assigns, and the grantees, their heirs and assigns."

HANCOCK, SS.-REC'D OCT - 6 1989 AT 11 05 AM