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Tx:4234086

QUITCLAIM DEED with COVENANT

JOSHUA D. YARBROUGH (A/K/A JOSH YARBROUGH), with a mailing address of 14 Prospect Avenue, Bar Harbor, Maine 04609, for consideration paid, grants to **RESTAURANT REALTY, LLC**, A MAINE LIMITED LIABILITY COMPANY, with a mailing address of PO BOX 10, Bar Harbor, Maine 04609, with QUITCLAIM COVENANT, a certain lot or parcel of land, together with any improvements thereon, situated in Bar Harbor, Hancock County, Maine, bounded and described in EXHIBIT A, attached hereto and made a part hereof.

WITNESS our hands and seals this 31st day of January, 2023

Witness

JOSHUA D. YARBROUGH

STATE OF Maine
COUNTY OF HANCOCK, ss.

Dated: January 31st-2023

Personally appeared the above-named, Joshua D. Yarbrough, and acknowledged the foregoing instrument to be his free act and deed.

Before Me,

Richard C Cleary
Attorney at Law
Bar ID#: 7730

Richard C Cleary
~~Notary Public~~

Printed Name _____
Commission expiration _____

Exhibit A

A certain lot or parcel of land, together with any buildings and improvements thereon, situated in Bar Harbor, Hancock County, Maine, bounded and described as follows:

"a certain lot or parcel of land in the Town of Bar Harbor, Hancock County, Maine, being the same premises described in deed from Sherry Eldridge to Gerard L. Sawyer and Linda L. Sawyer, dated May 31, 1996 and recorded on June 7, 1996 in book 2544, page 40 of the Hancock County, Maine, Registry of Deeds and shown as Lot 3A on the Final Plan Division of Lot 3, Thomas Bay Subdivision, Route 3, Bar Harbor, Maine, revised August 12, 1995, and recorded in the Hancock County Registry of Deeds on September 15, 1995 in File 27, Sheet 25 being more particularly bounded and described as follows:

'Beginning at an iron pin with surveyors cap driven into the ground on the northerly sideline of State Highway #3, said iron pin also marking the southwesterly corner of land now or formerly of J. Maurice Browning, Jr. and Carol Jo Browning; thence running westerly along the northerly sideline of State Highway #3, 291.4 feet to a pin with surveyors cap marking the southeasterly corner of Lot 2 of the said Thomas Bay Subdivision; thence running along the easterly sideline of Thomas Bay Subdivision Lot 2, North 23° 31' 45" East 75 feet to an iron pin set with surveyors cap; thence running along the southerly sideline of Lot 3B of the Thomas Bay Subdivision, North 82° 05' 55" East 242.17 feet to an iron pin set with surveyors cap; thence Southerly along the said lands of Browning, South 04° 57' 45" West 257.00 feet to the point of beginning, containing 40,000 square feet, more or less.

Subject to a 50-foot wide Right of Way as access and utility easement for Lot 3B, running along the easterly sideline of the above described land. Said Right of Way is further shown and described on the above named plan.

Also transferred herein is a 3-foot wide Right of Way running along the eastern sideline of Lot 3B of the Thomas Bay Subdivision for the purpose of walking to and from the shore, and acquiring a mooring site in the bay. This easement is only for the exclusive use of the owners and residents of the property conveyed herein, and may not be transferred to or used in whole or in part by, any other party. Said Right of Way is further described on the above named plan.

The Deed Restriction item number 2 stated on the Final Plan Division of Lot 3 of the Thomas Bay Subdivision dated August 12, 1995 and recorded in the Hancock County Registry of Deeds on September 15, 1995 in File 27, Sheet 25, regarding improvements to the property, is not intended to prohibit a manufactured house with the outward appearance of a site-built house from being constructed.

Subject to all rights, restrictions and easements recorded on the Final Plan Division of Lot 3 of the Thomas Bay Subdivision, recorded in the Hancock County Registry of Deeds on September 15, 1995 in File 27, Sheet 25.

Any and all other rights, easements, privileges and appurtenances belong to the granted estate are hereby conveyed.' "

Being all and the same premises as conveyed in a deed from Allen N. Kimmerly, II to Joshua D. Yarbrough dated October 1, 2021 and recorded in Book 7159, Page 150 at the Hancock County Registry of Deeds.

② #1