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HANCOCK COUNTY
DLN: 2040578

**QUITCLAIM DEED
With Covenant**

KNOW ALL PERSONS BY THESE PRESENTS: That **Joan S. LeBlanc** and **Robert P. LeBlanc**, of 7 Broadway Court, Orlando, FL 32803, for consideration paid grant to **Pamela Blake Fischer** and **Tracey Alan Fischer**, of 9110 Hamilton Drive, Fairfax, VA 22031, as Joint Tenants, with QUITCLAIM COVENANTS:

Parcel One: A certain lot or parcel of land, with the buildings and improvements thereon, situated in the Town of Blue Hill, Hancock County, State of Maine, bounded and described as follows, to wit:-

Beginning at a 3/4-inch iron rod with surveyors cap set in the ground marked Eric W. Allen, PLS 2097 located seventeen and five tenths (17.5') feet, more or less, north of the centerline of the traveled way of York Road, so called, said rebar bears North eighty-four degrees fifty-nine minutes thirty-four seconds East (N. 84° 59' 34" E.) one hundred seventy-four and thirty-two hundredths (174.32') feet from a No. 6 rebar found set in the ground with surveyors cap marked "Sage Collins, PLS 1200, Blue Hill, ME" at the southeast corner of land conveyed as described in a deed from Louise T. Bourne to Holly Stafford dated May 30, 1997, and recorded at the Hancock County Registry of Deeds in Book 2655, Page 247; thence North thirty-two degrees twenty-eight minutes nine seconds East (N. 32° 28' 09" E.) by and along remaining land now or formerly of William Alan Schubeck and Heidi Lynn Daub, two hundred twenty and fifty-six hundredths (220.56') feet to a 3/4-inch iron rod set in an old granite slag pile with surveyors cap marked Eric W. Allen, PLS 2097; thence North four degrees one minute twenty-nine seconds East (N. 04° 01' 29" E.) by and along said land of Schubeck and Daub two hundred seventy-two and six hundredths (272.06') feet to a 3/4-inch iron rod set in ledge with surveyors cap marked Eric W. Allen, PLS 2097; thence South sixty-eight degrees thirty-seven minutes fourteen seconds East (S. 68° 37' 14" E.) by and along said land of Schubeck and Daub two hundred twenty-six and seventy-nine hundredths (226.79') feet to a 3/4-inch rod set in the stump of a cedar tree with surveyors cap marked Eric W. Allen PLS, 2097; thence North sixty-four degrees eighteen minutes twenty-six seconds East (N. 64° 18' 26" E.) by and along said land of Schubeck and Daub one hundred sixty-two and forty-eight hundredths (162.48') feet to a 3/4-inch iron rod set in a rock wall with surveyors cap at land conveyed in a deed from Dorothy Louise Hardin, Personal Representative of the Estate of Alice Irene Thom to Dorothy Louise Hardin and George R. Hardin dated August 8, 1988 and recorded at said Registry in Book 1708, Page 555; thence South twenty-three degrees forty-eight minutes sixteen seconds East (S. 23° 48' 16" E.) by and along said land of Hardin four hundred seventy-six and sixteen hundredths (476.16') feet to a No. 6 uncapped rebar found set in the ground at land conveyed in a deed to Scott McLean Milliken, dated October 3, 1980, and recorded at said Registry in Book 1393, Page 184; thence South eighty-six degrees fourteen minutes twenty-six seconds West (S. 86° 14' 26" W.) by and along said land of Milliken five hundred fifty-eight and one hundredth

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(558.01') feet to an iron rod found set in ledge, said iron rod bears South seventy-eight degrees eighteen-minutes twenty-nine seconds East (S. 78° 18' 29" E.) one hundred thirty-three and twenty-four-hundredths (133.24') feet from the rod at the point of beginning; thence North eighty-nine degrees-fifty-nine minutes thirty-four seconds West (N. 89° 59' 34" W.) by and along said land of Milliken seventy-two (72') feet, more or less, to the center line of the traveled way of said York Road; thence generally westerly by and along the center line of the traveled way of said York Road sixty-nine (69') feet, more or less, to a point which bears South thirty-two degrees twenty-eight minutes nine seconds West (S. 32° 28' 09" W.) from the point of beginning; thence North thirty-two degrees twenty-eight minutes nine seconds East (N. 32° 28' 09" E.) by and along said land of Schubeck and Daub seventeen and five tenths (17.5') feet to the point of beginning, and containing five and zero tenths (5.0) acres, more or less.

Reserving and excepting to the rights of the public any portion of the lot described above contained within the limits of said York Road.

The above described premises are conveyed subject to a Utility Easement from Nellie I. Ridlon to Bar Harbor & Union River Power Company dated June 12, 1914, recorded at the Registry in Book 508, Page 358.

The premises are conveyed subject to a restrictive covenant (not conditioned subsequent) imposed for the benefit of land now or formerly of William A. Schubeck and Heidi L. Daub, that the premises, as conveyed, may not be further divided, and shall remain as one lot.

The premises are also conveyed subject to the terms of an Agreement between Charles Smithgall and William Alan Schubeck and Heidi Lynn/Daub, dated August 26, 1992, recorded at the Hancock County Registry of Deeds in Book 2000, Page-299, in which deeds the following restrictive covenants (not conditioned subsequent) were imposed on the premises for the benefit of remaining land of Charles Smithgall, to wit:

1. The premises shall only be used for single family residences and home occupations and activities consistent with same.
2. No mobile homes or trailers shall be placed on the premises, except construction trailers which shall be removed promptly at completion of construction.
3. Framing and exterior construction and finishing of any building and related landscaping shall be completed within one year of commencement, unless effectively screened from view.
4. Any building on the premises shall sit a minimum of twenty-five (25) feet from any sideline or right of way line, unless waived by duly acknowledged affidavit of the abutting owners(s), to be recorded in the Hancock County, Maine, Registry of Deeds.
5. No trash, junk, scrap or other such unsightly or hazardous conditions shall be maintained on the premises.

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6. No unregistered motor vehicles of any kind shall be stored on the premises unless enclosed in a garage.

7. Any animals kept on the premises must be compatible with a residential area, and must not provide an annoyance, nuisance or hazard such as noise, odor, attraction or propagation of vermin, or danger of attack.

8. The total fifty-four (54) acre parcel shall not be divided into more than four (4) lots.

Meaning and intending to describe and convey the same premises conveyed to Robert P. LeBlanc and Joan S. LeBlanc by Quitclaim Deed of Edward Swain, III and Ruth W. Freeman, formerly Ruth F. Swain, dated December 10, 2014 and recorded in the Hancock County Registry of Deeds at Book 6326, Page 281.

Parcel Two: A certain lot or parcel of land, with the buildings and improvements thereon, situated in that part of the Town of Blue Hill known as East Blue Hill, Hancock County, State of Maine, bounded and described as follows, to wit:-

Beginning at a drill hole found in rock in the northerly line of land conveyed in a deed from Scott McLean Milliken to Padraig Pearse Morris and Viveca Stackig Morris, Trustees of the Viveca Stackig Morris Revocable Trust, dated October 17, 2003, and recorded at the Hancock County Registry of Deeds in Book 3765, Page 102, said drill hole bears North eight degrees twelve minutes eleven seconds West (N. 08° 12' 11" W.) five hundred thirty-two and nine hundredths (532.09') feet from a 3/4-inch iron rod with survey cap stamped Eric W. Allen PLS 2097 set in the ground in 2001 in the southerly line of said land of Morris, said drill hole also bears North eighty-six degrees nineteen minutes twenty seconds East (N. 86° 19' 20" E.) five hundred fifty-eight and twenty-eight hundredths (558.28') feet from an iron rod found set in ledge marking the northwest corner of said land of Morris; thence South eighty-six degrees nineteen minutes twenty seconds West (S. 86° 19' 20" W.) by and along said land of Morris seventy and ninety-one hundredths (70.91') feet to a 3/4-inch iron rod with said survey cap set at the southeast corner of land conveyed in a deed from William Alan Schubeck and Heidi Lynn Daub to Edward Swain, III and Ruth F. Swain dated August 15, 2000, and recorded at said Registry in Book 2947, Page 350; thence North twenty-three degrees forty-eight minutes twenty-one seconds West (N. 23° 48' 21" W.) by and along said land of Swain three hundred fifty-four and sixty-four hundredths (354.64') feet to a 3/4-inch iron rod with said survey cap set; thence South fifty-nine degrees twenty-six minutes forty-three seconds East (S. 59° 26' 43" E.) by and along the land now or formerly of Kenneth S. Leghorn and Susan H. Warner one hundred thirty and eight hundredths (130.08') feet to a 3/4-inch iron rod with said survey cap set, said rod bears North twenty-one degrees fifty-two minutes twenty-seven seconds West (N. 21° 52' 27" W.) two hundred seventy-three and forty-eight hundredths (273.48') feet from the drill hole at the point of beginning; thence continuing the same course South fifty-nine degrees twenty-six minutes forty-three seconds East (S. 59° 26' 43" E.) by and along the said land of Leghorn and Warner, one hundred and sixteen (116') feet, more or less, to the high-water line of East Blue Hill Harbor; thence generally southeasterly but always following the high-water line of East Blue Hill Harbor (200') feet, more or less, to a point that bears North eighty-six degrees

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nineteen minutes twenty seconds East (N. 86° 19' 20"E.) from the drill hole at the point of beginning; thence South eighty-six degrees nineteen minutes twenty seconds West (S. 86° 19' 20" W.) by and along said land of Morris fifty-five (55') feet, more or less, to the point of beginning, containing eighty-seven hundredths (0.87) acres, more or less.

Bearings mentioned in the description above are magnetic 1965 and were oriented to the monuments described in a deed recorded at said Registry in Book 2655, Page 247.

Together also with all right, title and interest of the grantors in and to the shore and flats adjoining said lot on the east and lying between high and low-water mark of McHeard's Cove or East Blue Hill Harbor.

The description of land above was prepared by Eric W. Allen, PLS 2097.

Meaning and intending to describe and convey the same premises conveyed to Robert P. LeBlanc and Joan S. LeBlanc by Quitclaim Deed of Edward Swain, III dated December 12, 2014 and recorded in the Hancock County Registry of Deeds at Book 6326, Page 278.

Executed this 21st day of OCTOBER, 2024.

Joan S. LeBlanc
Joan S. LeBlanc

Robert P. LeBlanc
Robert P. LeBlanc

**STATE OF FLORIDA
COUNTY OF ORANGE, ss.**

Then personally appeared before me on this 21st day of October, 2024 the said **Joan S. LeBlanc** and **Robert P. LeBlanc** and acknowledged the foregoing to be their voluntary act and deed.

Melissa Shorten
Notary Public
Commission expiration:



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