

QUITCLAIM DEED WITH COVENANT

DLN#: 1002040125459

ADAM CHITTENDEN, having a mailing address of 65 Huckleberry Lane, Blue Hill, Maine 04614, HOWARD CHITTENDEN and JUDITH E. CHITTENDEN, husband and wife, both having a mailing address of 297 Falls Bridge Road, Blue Hill, Maine 04614, for consideration paid, GRANTS to CHRISTINA SCHUNEMANN and SVEN SCHUNEMANN, wife and husband, both having a mailing address of P.O. Box 1237, Blue Hill, Maine 04614, as JOINT TENANTS, with QUITCLAIM COVENANT, a certain lot or parcel of land, together with the buildings and improvements thereon, situated in Blue Hill, Hancock County, Maine, bounded and described as follows:

Beginning at a 1" iron bolt found, set at or near the southeasterly sideline of Ellsworth Road (Route 172) at land now or formerly of William Michael Hewes and Elaine C. Hewes, described in a deed recorded at the Hancock County Registry of Deeds in Book 1458, Page 614;

Thence South sixty-one degrees forty-three minutes seven seconds East (S. 61° 43' 07" E.) along land of said Hewes, eighty-six and sixty-nine hundredths (86.69) feet to a point marked by a filled well;

Thence North sixty degrees forty-seven minutes fifty-two seconds East (N. 60° 47' 52" E.) along land of said Hewes, ninety-three and forty hundredths (93.40) feet to 1" iron bolt found;

Thence South nineteen degrees forty-three minutes twenty-four seconds West (S. 19° 43' 24" W.), crossing a private road, and along land now or formerly of Peninsula Farms LLC, described in a deed recorded at the Registry in Book 6909, Page 509, two hundred fifty-seven and thirty-five hundredths (257.35) feet to a 5/8" iron rod set and marked #2221;

Thence North sixty-nine degrees fifty-eight minutes fifteen seconds West (N. 69° 58' 15" W.) along remaining land of the Grantors, Adam Chittenden, et al, one hundred seventy-eight and five hundredths (178.05) feet to a 5/8" iron rod set and marked #2221, which bears South twenty-eight degrees thirty-four minutes eleven seconds West (S.

28° 34' 11" W.) two hundred one and twenty-nine hundredths (201.29) feet from the point of beginning set and marked #2221;

Thence continuing the same course, North sixty-nine degrees fifty-eight minutes fifteen seconds West (N. 69° 58' 15" W.) twenty-three (23) feet, more or less, to the centerline of said Ellsworth Road;

Thence in a generally northeasterly direction, always following the centerline of the Ellsworth Road, two hundred five (205) feet, more or less, to a point;

Thence South sixty-one degrees forty-three minutes seven seconds East (S. 61° 43' 07" E.), thirty-three (33) feet, more or less, to the point of beginning.

Containing 0.90 acres, more or less.

The premises are conveyed subject to the rights of the public in that portion of the premises located within the limits of the Ellsworth Road.

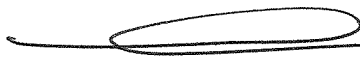
The above-described premises are subject to right of way thirty-three (33) feet in width, conveyed by Charles L. Merrill, Jr., et ux., to G.M. Allen & Son, Inc., recorded at the Registry in Book 991, Page 181.

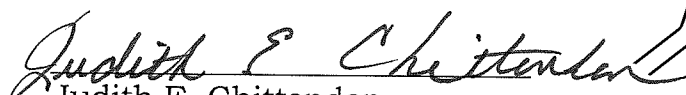
The premises are also subject to an Easement conveyed in a deed from Joan S. Merchant to Joan Clapp Allen, Trustee, et al, recorded at the Registry in Book 3668, Page 167.

MEANING AND INTENDING TO CONVEY and hereby conveying a portion of the premises described in a deed from Linnehan Acceptance to Adam Chittenden, Howard Chittenden and Judith E. Chittenden, dated July 17, 2020, recorded at the Hancock County Registry of Deeds in Book 7039, Page 304.

WITNESS my hand and seal this 17 day of December, 2020.


Adam Chittenden


Howard Chittenden


Judith E. Chittenden

STATE OF MAINE
HANCOCK, SS

Dec. 17, 2020

Then personally appeared the above named ADAM CHITTENDEN and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Laurie A. Norton

Notary Public

Print name of Notary

Laurie A. Norton
Notary Public, State of Maine
Commission Expires October 16, 2023

My commission expires:

STATE OF MAINE
HANCOCK, SS

Dec. 17, 2020

Then personally appeared the above named HOWARD CHITTENDEN and JUDITH E. CHITTENDEN and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Laurie A. Norton

Notary Public

Print name of Notary

Laurie A. Norton
Notary Public, State of Maine
Commission Expires October 16, 2023

My commission expires: