

QUITCLAIM DEED WITH COVENANT

ROBERT BELL and ELIZABETH A. BELL, both having a mailing address of 15 Plummer Road, Buxton, Maine 04093, for consideration paid, GRANT to **CHASSIE P. MOORE**, a single woman, having a mailing address of 314 Franklin Road, Hancock, Maine 04640, with QUITCLAIM COVENANT, a certain lot or parcel of land together with any and all structures and improvements situated thereon, and appurtenances thereto, situated in Trenton, Hancock County, Maine, and being more particularly described on Exhibit "A" attached hereto.

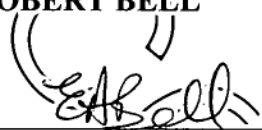
Grantors' source of title is a deed from EH Pooled 510, LP to Elizabeth A. Bell and Robert Bell dated August 12, 2010 and recorded in Book 5493, Page 25 of the Hancock County, Maine, Registry of Deeds.

TOGETHER WITH all rights, easements, privileges and appurtenances belonging to the granted estate.

WITNESS my hand and seal this 21st day of December, 2017.



ROBERT BELL



ELIZABETH A. BELL

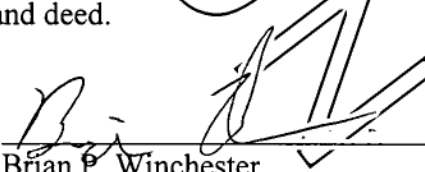
STATE OF MAINE
COUNTY OF HANCOCK

December 21, 2017

Then personally appeared the above named, **ROBERT BELL and ELIZABETH A. BELL** and acknowledged the foregoing instrument to be their free act and deed.

Before me,

My Commission Expires:



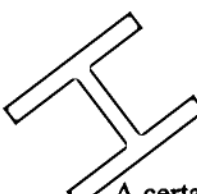
Brian P. Winchester

Attorney at Law, Bar No. 3077

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Maine Bar No. 3077

EXHIBIT "A"



A certain LOT or PARCEL of land situated on the easterly side of Bayside Road (Route 230), easterly of the beginning of Sunset Bay Road, in the Town of Trenton, Hancock County, Maine, bounded and described as follows, to-wit:

BEGINNING at a $\frac{3}{4}$ " iron rod at or near the easterly sideline of Route 230, said rod lying North 85 degrees 50 minutes 32 seconds East, three hundred fifty-three and eighty hundredths (353.80) feet from a 1" iron bolt;

THENCE North 85 degrees 50 minutes 32 seconds East, by and along the northerly line of an existing 50' wide Right of Way as described in Book 3314, Page 278, by and along the southerly line of land as described in a deed from Rebbecca J. Sargent to Clyde & Victoria Lewis, dated December 12, 2012 and recorded at the Hancock Registry of Deeds in Book 5940, Page 285, and land as described in a deed from Elio & Lucille Bottinelli to Barbara J. Hennigan, dated November 23, 1999 and recorded at said Registry in Book 2884, Page 326, two hundred two and five hundredths (202.05) feet to a 1 $\frac{1}{2}$ " iron pipe;

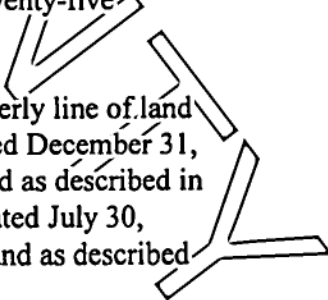
THENCE continuing on the same course (North 85 degrees 50 minutes 32 seconds East), by and along said southerly lines of land of Lewis and land of Hennigan, forty-six and fifty hundredths (46.50) feet to a point which lies South 85 degrees 50 minutes 32 seconds West, fifteen and twenty-one hundredths (15.21) feet from $\frac{3}{4}$ " iron rod at the northwesterly corner of remaining land of Elizabeth A. & Robert Bell;

THENCE South 05 degrees 41 minutes 32 seconds East, by and along the westerly line of said remaining land of Bell, five hundred sixty-seven and ninety hundredths (567.90) feet to a $\frac{3}{4}$ " iron rod;

THENCE South 51 degrees 29 minutes 51 seconds East, by and along the southerly line of said remaining land of Bell and southerly line as described in a deed from Jerry E. & Debra K. Taylor to Sarita Pfahl, dated September 26, 2017 and recorded at said Registry in Book 6833, Page 200, four thousand one hundred eighty-two and nine hundredths (4182.09) feet to a 4x4 treated post on the westerly line of land as described in a deed from Diana J. Fardone to Jane C. & Floyd C. Ober, dated August 15, 2014 and recorded at said Registry in Book 6267, Page 291;

THENCE South 39 degrees 18 minutes 31 seconds West, by and along said westerly line of land of Ober, one hundred eighty-one and fifty-two hundredths (181.52) feet to a point which lies North 50 degrees 41 minutes 29 seconds West, two thousand thirty-three and seventy-five hundredths (2033.75) feet from a 2" iron pipe;

THENCE North 51 degrees 29 minutes 51 seconds West, by and along the northerly line of land as described in a deed from Kenneth & Dana R. Schmidt to Linda Kucinski, dated December 31, 1998 and recorded at said Registry in Book 2798, Page 436, northerly line of land as described in a deed from David S. Mackintosh & Linda L. Perkins to Kristina L. Swanson, dated July 30, 2015 and recorded at said Registry in Book 6433, Page 190, and northerly line land as described



in a deed from Lloyd A. Taylor to Lloyd A. Taylor and Patricia Ann Kelly, dated October 13, 2000 and recorded at said Registry in Book 2974, Page 210, four thousand one hundred seventy-nine and fifty-eight hundredths (4179.58) feet to the southerly corner of land as described in a deed from Frank H. White to Frank H. & Cindy L. White, dated June 14, 2005 and recorded at said Registry in Book 4219, Page 188;

THENCE North 12 degrees 52 minutes 21 seconds East, by and along the southeasterly line of land of said White, two hundred seventy-nine and ninety-three hundredths (279.93) feet;

THENCE South 85 degrees 40 minutes 37 seconds West, by and along the northerly line of land of said White, two hundred thirty-two (232) feet, more or less, to a point at or near said easterly sideline of Route 230;

THENCE continuing on the same course (South 85 degrees 40 minutes 37 seconds West), thirty (30) feet, more or less, to a point on the centerline of said Route 230;

THENCE in a generally northwesterly direction, by and along said centerline of Route 230, four hundred thirty-three (433) feet, more or less, to a point which lies South 85 degrees 50 minutes 32 seconds West from the point of beginning;

THENCE North 85 degrees 50 minutes 32 seconds East, thirty (30) feet, more or less to the point of beginning and containing 21 acres, more or less.

BEARINGS in the above described are oriented to True North as depicted on a Plan of Boundary Survey for Jerry and Debra Taylor, Route 230, Trenton, Maine, dated September 14, 2006, revised August 12, 2014, prepared by Richard Bowden, PLS #2221.

The above described being a PORTION OF the Bell premises as shown on a Plan of Boundary Survey for Jerry and Debra Taylor, Route 230, Trenton, Maine, dated September 14, 2006, revised August 12, 2014, prepared by Richard Bowden, PLS #2221, the above described also being a portion of land as described in a deed from EH Pooled (510, LP to Elizabeth A. & Robert Bell, dated August 12, 2010 and recorded at said Registry in Book 5493, Page 25.

SUBJECT TO and RESERVING to herein Grantors as appurtenant to all portions of their remaining land, a 50' wide Right of Way as described in a deed from Bangor Property Management, Inc. to Erbern W. Tourtelotte, dated May 3, 2002 and recorded at the Hancock County Registry of Deed in Book 3314, Page 278, to be used for all purposes of a way including the transmission of utilities above and below ground.

TOGETHER WITH a 75' Right of Way to be used in common with the Grantors and all others whom the Grantors or their successors and assigns may grant similarities, for all purposes of a way, the westerly line of said Right of Way being described as follows, to-wit;

BEGINNING at a point lying South 05 degrees 41 minutes 32 seconds East, two hundred fifty-one and eight hundredths (251.08) feet from a $\frac{3}{4}$ " iron rod marking the northwesterly corner of remaining land of Elizabeth A. & Robert Bell (Book 5493, Page 25);

THENCE South 05 degrees 41 minutes 32 seconds East, by and along the westerly line of remaining land of said Bell, three hundred sixteen and eighty-two hundredths (316.82) feet to a $\frac{3}{4}$ " iron rod on the southwesterly corner of remaining land of said Bell, the easterly limits of said 75' wide Right of Way extending to intersect the northerly boundary of the above described 21 acre premises.

TOGETHER WITH the right to enter and cross the remaining land of the grantor herein (Book 5493, Page 25), for the limited purpose of maintaining any portion of their leach field which may lie within said remaining land of grantor herein. Grantees, their successors and assigns agree to return any disturbed ground to its original condition after maintaining leach field.

ALL bearing and distance information shown herein was taken from a Plan of Boundary Survey for Jerry and Debra Taylor, Route 230, Trenton, Maine, dated September 14, 2006, revised August 12, 2014, prepared by Richard Bowden, PLS #2221.