

**QUITCLAIM DEED with COVENANT**

**BEVERLY E. RIMKUS**, with a mailing address of 65 Little Deer Isle Road, Little Deer Isle, ME 04650, for consideration paid, grants to **EDWARD J. WILLIAMS**, with a mailing address of 18599 1<sup>ST</sup> Avenue NE, Suquamish, WA 98392, with QUITCLAIM COVENANT, certain lots or parcels of land, together with any buildings and improvements thereon, situated in Deer Isle, Hancock County, Maine, bounded and described as follows:

PARCEL ONE:

Beginning on the State Highway, at land of John Eaton, thence running northeasterly one hundred and fifty (150) feet to land of Clarence Eaton; thence by land of Clarence Eaton, running in an easterly direction two hundred and sixteen feet to land owned by the Latter Day Saint Church; thence by land of said Latter Day Saint, in a southerly direction one hundred and fifty (150) feet to the town road; thence by town road in a westerly direction three hundred and eighty-four (384) feet to land of John Eaton and the point of beginning.

Said premises are also bounded and described as follows:

Beginning at an iron rod set in the ground at the most southwesterly corner of land now or formerly of Frances Shepard and at land now or formerly of George Herbest; thence South seventy-eight degrees thirty-six minutes East (S. 78° 36' E.) two hundred forty-nine and sixty-three hundredths (249.63) feet to an iron rod set in the ground at land of Michael Eaton; thence South five degrees two minutes West (S. 05° 02' W.) one hundred fifty and zero hundredths (150.0) feet to a marker in a ledge at or near the northerly sideline of said Blastow's Cove Road; thence North seventy degrees twelve minutes West (N. 70° 12' W.) three hundred eighty-eight and sixty-nine hundredths (388.69) feet, by and along the northerly sideline of said road, to a marker set in the ground at land of said Herbest; thence North sixty-two degrees twenty-six minutes East (N. 62° 26' E.) one hundred fifty and zero hundredths (150.0) feet to the iron rod set in the ground marking the point of beginning.

TOGETHER WITH all right, title and interest of the Grantor in and to any street or highway road adjoining the above-described premises and lying between the sidelines thereof produced to the centerline of said street or highway road.

SUBJECT TO and TOGETHER WITH all land and any interest conveyed or acquired by reason of a certain Boundary Line Agreement by and between Joseph H. Robbins and Frances Shepard dated September 2, 1992 and recorded in Book 2015, Page 119 of the Hancock County Registry of Deeds.

Meaning and intending to convey the same premises as conveyed from Joseph H. Robbins to Beverly E. Rimkus by deed dated September 12, 2001 and recorded in the Hancock County Registry of Deeds in Book 3152, Page 107.

PARCEL TWO:

A certain lot of parcel of land located in the State of Maine, County of Hancock, Town of Deer Isle and located on Little Deer Isle, approximately 1,450 feet, more or less, westerly along Blastow Cove Road from the intersection of said Blastow Cove Road and Haskell District Road, and located northerly of Blastow Cove Road approximately 150 feet, being depicted on a plan entitled "Boundary Survey Plan of a Portion of Lands of the Estate of Francis Hardy (Haskell) Shepard for Rhonda Dodge, Personal Representative, Blastow Cove Road on Little Deer Isle, Town of Deer Isle, Hancock County, Maine", prepared by CES, Inc. and dated June 8, 2020 (Job #13123.001), said lot of parcel of land being more particularly described as follows:

Beginning at a 5/8" rebar found at the northwest corner of lands now or formerly of said Beverly E. Rimkus, as described in a boundary line agreement dated September 2, 1992 and recorded in Book 2015, Page 119 of the Hancock County Registry of Deeds (HCRD), said rebar located N 45° 31' 29" E, a distance of 149.95 feet, from a 1/2" rebar found in the northerly side line of Blastow Cove Road, being the southwesterly corner of lands now or formerly of Beverly E. Rimkus as described in a deed dated September 12, 2001, and recorded in Book 3152, Page 107 of the HCRD;

Thence, N 83° 27' 48" E, along the said boundary line agreement, a distance of 224.35 feet, to a 5/8" rebar with surveyor's identification cap (CES, Inc. PLS #2409) set, said rebar located S 83° 27' 48" E, a distance of 25.00 feet from a 1/2" rebar found at the northeast corner of said Rimkus as described in said boundary line agreement;

Thence, N 12° 55' 49" W, across the lands of the Estate of Francis Hardy (Haskell) Shepard, as described in a deed dated August 28, 1962 and recorded in Book 924, Page 185 of the HCRD, a distance of 166.32 feet, to 5/8" rebar with surveyor's identification cap (CES, Inc. PLS #2409) set in the southerly line of lands now or formerly of Peter G. Bell Revocable Trust in a deed dated January 1, 2010, and recorded in Book 5364, Page 26 of the HCRD;

Thence, S 44° 41' 53" W, along the lands of said Peter G. Bell Revocable Trust, a distance of 96.62 feet, to 1 1/4" pipe found;

Thence, continuing S 44° 41' 53" W, along the lands of now formerly of Louise S. Rocha McCarthy, as described in a deed dated October 1, 2012 and recorded in Book 5912, Page 310 of the HCRD, a distance of 167.36 feet to the point of beginning.

Bearings shown refer to Grid North, Maine East Zone (Reference Frame NAD83 – 2011) (epoch 2010.0000) as noted on said plan.

The above described lot contains 0.42 Acres, more or less, and is a portion of the land described in a deed dated August 28, 1962, as recorded in Book 924, Page 185 of the HCRD.

Meaning and intending to convey the same premises as conveyed from Ronda Carol Dodge, Personal Representative of the Estate of Frances Hardy Shepard, f/k/a Frances H., of Little Deer Isle, ME, to Beverly E. Rimkus by deed dated November 12, 2021 and recorded in the Hancock County Registry of Deeds in Book 7168, Page 706.

WITNESS my hand and seal this 6<sup>th</sup> day of October, 2025.

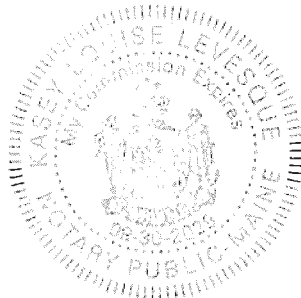
Beverly E. Rimkus  
BEVERLY E. RIMKUS

STATE OF Maine

COUNTY OF Hancock ss.

October 6, 2025

Then personally appeared before me the above-named, Beverly E. Rimkus, and acknowledged the foregoing instrument to be her free act and deed.



Kasey Louise Levesque  
~~XXXXXX~~ Notary Public  
**Kasey Louise Levesque**

Print Name

**My Commission Expires: 9/30/29**