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10/11/2018 02:53:20 PM INSTR#: 2018015171
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX PAID

QUITCLAIM DEED WITH COVENANT

I, ~~Gale Elizabeth Swope~~, of Lubec, Maine, for consideration paid, grant to **Elisabeth A. Pepper and Lisa C. Williams**, whose mailing address is 131 Pioneer Farm Way, Ellsworth, Maine 04605, as joint tenants, with quitclaim covenant, the land, together with the buildings and improvements thereon, in Bar Harbor, Hancock County, Maine, bounded and described as follows:

Lot #1 as shown on the plan titled *Plan Showing Property for Gale E. Swope*, dated May 2013, and recorded in the Hancock County Registry of Deeds in File 41, No. 149 (hereinafter called the *Plan*).

This conveyance is made together with an appurtenant easement for the right to use, maintain, inspect, improve, replace, and repair a driveway located on Lot #2 as shown on the Plan, within the 30'-wide strip of land shown on the Plan and labeled "Driveway Easement for Lot #1," which strip of land is the area burdened by this easement. The costs of maintenance of the said driveway shall be shared equally by the owner(s) of Lot #1 and the owner(s) of Lot #2.

This conveyance is made together with an appurtenant easement for the purpose of installing, using, maintaining, inspecting, repairing, replacing, and improving the existing septic system, leach field, and related equipment in the septic area for Lot #1 designated on the Plan, together with the underground sewer pipeline leading from Lot #1 to said septic area.

This conveyance is made together with an appurtenant easement for the right to construct, install, use, maintain, inspect, improve, replace, and repair the underground pipelines and associated equipment which convey water to the structures on Lot #1 across Lot #2 from the water lines in the public way, together with the right to assign this easement to a municipal or quasi-municipal water company or district. The area burdened by this easement is a strip of land ten feet in width, shown on the Plan as "10' Water Easement Across Lot #2 to Service Lot #1."

This conveyance is made together with an appurtenant easement for the right to construct, install, use, maintain, inspect, improve, replace, and repair overhead electric, telephone, and cable TV lines and cables and other utility services and associated equipment, together with the right to assign these rights to utility companies and service providers. The area burdened by this easement is a strip of land ten feet in width, the centerline of which is shown on the Plan as "New Electrical Easement Across Lot #2 to Service Lot #1."

The above described driveway easement, waterline easement, and utility line easement are to be used in common by the owner(s) of Lot #1 and the owner(s) of Lot #2 and their respective heirs and assigns. Following the completion of work requiring excavation, the surface of the ground shall be restored to its condition prior to such excavation.

This conveyance is made subject to the property and rights taken pursuant to the Notice of Layout and Taking by the State of Maine Department of Transportation dated October 19, 2016, and recorded in the Hancock County Registry of Deeds in Book 6661, Page 1.

This conveyance is made subject to the Line Extension Contract with Bangor Hydro-Electric Company dated April 26, 2013, and recorded in the Hancock County Registry of Deeds in Book 6100, Page 220.

This conveyance is made subject to the matters shown, noted, or referenced on the plan titled *Plan Showing Property for Gale E. Swope*, dated May 2013, and recorded in the Hancock County Registry of Deeds in File 41, No. 149.

For my source of title, reference may be had to the deed from Durwood G. Coffin dated October 19, 1993, and recorded in the Hancock County Registry of Deeds in Book 2173, Page 27, and also to the deed from the personal representative of the estate of Durwood G. Coffin dated February 6, 1998, and recorded in said Registry in Book 2709, Page 273. The above described parcel is a portion of the premises conveyed by said deeds.

Witness my hand and seal, this 10th day of October, 2018.

Amy Amor
Witness

Gale Elizabeth Swope
Gale Elizabeth Swope

STATE OF MAINE

Washington County

October 10th, 2018

Personally appeared the above named Gale Elizabeth Swope and acknowledged before me the foregoing instrument to be her free act and deed.

Debra J. Holmes
Notary Public Attorney at law

DEBRA J. HOLMES
NOTARY PUBLIC, STATE OF MAINE
My Commission Expires June 30, ~~2016~~ 2023

Print or type name as signed

Ret/Cleary CO