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QUIT-CLAIM DEED

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KNOW ALL MEN BY THESE PRESENTS, That, ANNE C. COOK (unmarried widow) of El Paso, Texas, for consideration paid, GRANTS to KURT L. WRAY and RUTH A. WRAY, both of Wayland, Massachusetts, with QUIT-CLAIM COVENANTS, as JOINT TENANTS, the land, together with buildings thereon, situated in Hancock, Hancock County, Maine, described in Exhibit A annexed hereto.

Together with all rights, easements, privileges and appurtenances belonging to the granted estate.

Witness my hand and seal this 20th day of October 1980.

Anne C. Cook
Anne C. Cook

STATE OF MAINE
HANCOCK, SS.

October 20 , 1980

Then personally appeared the above named ANNE C. COOK and acknowledged the foregoing instrument to be her free act and deed.

Before me *Frank B. Walker*
Justice of the Peace

EXHIBIT A

Certain real estate, together with buildings thereon, situated in Hancock, Hancock County, Maine, described in Deed from Sheldon H. Braiterman, Trustee, to Thomas I. Cook and Anne C. Cook, dated July 9, 1969 and recorded in Hancock County Registry of Deeds in Book 1081, Page 738, as follows:

FIRST PARCEL: "Commencing at a stone post set in the ground on the easterly side of the Town Road and in the division line between the premises hereby conveyed and land of Charles Milan, it being also in the division line between the old Christopher Moon lot, so called, and the Leonard Grant lot, so called; thence generally northerly but always following the easterly side of said Town Road to the southwesterly corner of the Moon lot, so called, being the premises described as conveyed by Daniel Grant et als. to Lucy A. Moon by deed dated April 15, 1885 and recorded in Hancock County, Maine, Registry of Deeds in Book 204, Page 519; thence generally easterly but always following the southerly sideline of said Moon lot fourteen (14) rods more or less to the southeasterly corner thereof; thence generally northerly but always following the easterly sideline of said Moon lot fourteen and one-half (14-1/2) rods more or less to the northeasterly corner thereof; thence generally westerly but always following the northerly sideline of said Moon lot twelve (12) rods more or less to the easterly side of said Town Road; thence generally northerly but always following the easterly side of said Town Road to the southwesterly corner of the Martin lot, so called, being the premises described as conveyed by Walter C. Moon et al. to Reuben N. Martin et al. by deed dated September 30, 1921, and recorded in said Registry in Book 565, Page 96; thence generally easterly but always following the southerly sideline of said Martin lot sixteen (16) rods more or less to the southeasterly corner thereof; thence generally northerly but always following the easterly sideline of said Martin lot ten (10) rods more or less to the northeasterly corner thereof; thence generally easterly to the northwest corner of the Ladd lot, so called, being the premises described as conveyed by Edward H. Mercer to Carrie M. Ladd by deed dated August 27, 1929 and recorded in said Registry in Book 627, Page 25; thence generally southerly but always following the westerly sideline of said Ladd lot to the southwestorly corner thereof; thence generally easterly but always following the southerly sideline of said Ladd lot to the southeasterly corner thereof at a point in the westerly sideline of the strip of land formerly of Maine Central Railroad Company; thence in a general northerly direction but always following the westerly sideline of said strip of land formerly

of the Railroad Company to a point in the continuation westerly of the northerly sideline of the Whitman lot, so called, being the premises described as conveyed by Melvina J. Whitman to Edward H. Mercer by deed dated October 9, 1937 and recorded in said Registry in Book 658, Page 434; thence in a general easterly direction along the continuation of the northerly sideline of said Whitman lot and along said northerly sideline to the tide waters of the Bay at low water mark; thence in a general southerly direction but always following low water mark to a point in the division line between the premises hereby conveyed and said land of Charles Milan, being also the division line between the old Christopher Moon lot, so called, and said Leonard Grant lot; thence generally westerly but always following said division line to the stone post at the point of beginning.

"Also hereby conveying all my right, title and interest in and to so much of said Town Road as lies between the westerly sideline of the above described premises where it adjoins said road and the Center line thereof.

"Together with and as appurtenant to the premises described as conveyed by said Whitman to said Mercer by said deed dated October 9, 1937 and recorded in said Registry in Book 658, Page 434 and every part thereof, a right of way for all purposes of a way leading from said lot to said Town Road.

"Also together with and as appurtenant to the premises described as conveyed by Union Trust Company of Ellsworth to said Edward H. Mercer by deed dated October 4, 1937 and recorded in said Registry in Book 657, Page 492, and every part thereof, a free open and unobstructed right of way to be used for all purposes of a way extending from said premises to said Town Road.

"The above described premises are hereby conveyed subject to the right of way granted by said Edward H. Mercer to said Carrie M. Ladd by said deed dated August 27, 1929 and recorded in said Registry in Book 627, Page 25, to be used in common for all purposes of a way, over the private road of said Edward H. Mercer extending from the Town Road to the westerly sideline of land formerly of Maine Central Railroad Company and the right of way over said private road of said Edward H. Mercer for the purposes of bathing and boat landing on the shore of Frenchman's Bay to be used in common, extending from the easterly sideline of land formerly of Maine Central Railroad Company to the waters of Frenchman's Bay.

"Reserving and Excepting herefrom the right to maintain the water pipe across the above described premises as now laid in land formerly of Maine Central Railroad Company as reserved in the deed from Maine Central Railroad Company to Edward H. Mercer, dated October 30, 1940, and recorded in said Registry in Book 675, Page 279.

"The above described premises are also hereby conveyed subject to the rights of the public in and to the shore and flats adjacent to the above described premises.

"Meaning and intending to convey and hereby conveying the same premises described as conveyed by Albert C. Durand and Ruth S. Durand to Thomas I. Cook and wife by deed dated September 10, 1956, and recorded in Hancock County in Book 792, Page 84.

"The premises hereby conveyed are so conveyed subject to the easement given by Albert C. Durand and wife to Bangor Hydro-Electric Company by deed dated August 8, 1947 and recorded in said Registry of Deeds in Book 717, Page 242, and subject to a mortgage from said Thomas I. Cook to the Union Trust Company of Ellsworth, Maine dated July 2, 1960, and recorded in Hancock County, Maine, Registry of Deeds, Book 866, Page 418, and assigned in 1967 to Marilyn S. Braiterman of Baltimore, Maryland.

"The said Grantee, Thomas I. Cook was divorced under a final decree on January 3, 1969 in the District Court of El Paso County, Texas, Thirty-Fourth Judicial District, No. 125,222, from Katherine Dane Cook, which divorce terminated the trust of the Grantor herein."

Certain real estate situated in Hancock, Hancock County, Maine, described in Deed from Shelton H. Braiterman, Trustee, to Thomas I. Cook and Anne C. Cook, dated July 9, 1969 and recorded in Hancock County Registry of Deeds in Book 1081, Page 735, as follows:

SECOND PARCEL: "Beginning at the southeast corner bound of land of Walter O. Keef, thence in a general southerly direction following the westerly side line of land of the Maine Central Railroad Company about two hundred fifty (250) feet to the private road of said Grantor; thence in a general westerly direction but always following the northerly side line of said private road two hundred fifty (250) feet to a stake and stones; thence in a general northerly direction to the northerly side line of land of said Walter O. Keef; thence in a general easterly direction but always following the southerly side line of land of said Keef two hundred fifty (250) feet to the place of beginning.



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SHIRE HATHAWAY
Home Services
Northeast Real Estate

"Together with and appurtenant to the premises hereinabove conveyed and to every part of the same a right of way for all purposes of a way, to be used in common by the parties hereto, and their respective heirs and assigns, and all other persons lawfully entitled thereto over the private road of said Grantor extending from the town highway to the westerly side line of land of said Maine Central Railroad Company.

"Together also, a right of way over said private road of said Grantor, for the purposes of bathing and boat landing at the shore of Frenchman's Bay on land of said Grantor, to be used in common by the parties hereto, and their respective heirs and assigns, and all other persons lawfully entitled thereto, extending from the easterly side line of land of said Maine Central Railroad Company to the waters of Frenchman's Bay.

"The said Grantees by the acceptance of this deed further agree, while said private road remains a private road or way, to assume and hold harmless the said Grantor and her heirs from any injury to herself, family or property caused in the use and travel over said private road."

"The premises hereby conveyed are subject to a mortgage from said THOMAS I. COOK to the Union Trust Company of Ellsworth, Maine dated July 2, 1960, and recorded in Hancock County, Maine, Registry of Deeds, Book 866, Page 418, and assigned in 1967 to Marilyn S. Braiterman of Baltimore, Maryland.

"The said Grantee, Thomas I. Cook was divorced under a final decree on January 3, 1969 in the District Court of El Paso County, Texas, Thirty-Fourth Judicial District, No. 125,222, from Katherine Dane Cook, which divorce terminated the trust of the Grantor herein."

Source of Grantor's title is by virtue of being the surviving joint tenant, Thomas I. Cook, having deceased August 10, 1976.

HANCOCK, ME REC'D OCT 20 1960 AT 11 34 A.M.

FRANK S. WALKER • LAW OFFICES • 88 MAIN STREET • ELLSWORTH, MAINE 04608