

QUITCLAIM DEED with COVENANT

DWIGHT EDWARD HEARN III AND NICOLE HEARN, with a mailing address of 558 Lake Pointe Drive, Chipley, Florida 32428, for consideration paid, grant to **Golden Lantern, LLC**, a Maine Limited Liability, with a mailing address of PO BOX 423, Bass Harbor, Maine 04653, with QUITCLAIM COVENANT, a certain lot or parcel of land, together with any improvements thereon, situated in Southwest Harbor, Hancock County, Maine, bounded and described in EXHIBIT A, attached hereto and made a part hereof.

WITNESS our hands and seals this 4th day of January, 2024.

Witness

Witness

DWIGHT EDWARD HEARN III**NICOLE HEARN**STATE OF North Carolina
COUNTY OF Cherokee, ss.Dated: January 4, 2024

Personally appeared the above named, **DWIGHT EDWARD HEARN III AND NICOLE HEARN**, and acknowledged the foregoing instrument to be their free act and deed.

Before Me,

Notary Public

Printed Name

Commission expiration

Robin M. BarryFeb. 23, 2028

Exhibit A

Two (2) certain lots or parcels of land, together with any buildings and improvements thereon, situated in Southwest Harbor, Hancock County, Maine, bounded and described as follows:

First Lot: "Beginning at an iron pipe driven into the ground for a corner, said pipe being thirty-three (33) feet northerly and at a right angle to the road leading from Seal Cove to Norwood's Cove; thence North seventy-four degrees forty-five minutes West (N. 74° 45' W.) one hundred six and nine tenths (106.9) feet along the north side of said road to an iron pipe driven in the ground for a corner in a small brook; thence northerly and easterly, but always following the center of said brook about one hundred sixty-six feet (166) to a point in the center of said brook which bears North fifteen degrees fifteen minutes East (N. 15° 15' E.) of an Iron pipe driven into the ground on the eastern line of the land herein conveyed; thence South fifteen degrees fifteen minutes West (S. 15° 15' W.) five and seven tenths (5.7) feet to the above mentioned iron pipe and continuing the same course ninety-seven (97) feet to the place of beginning. The above described lot contains eight thousand (8,000) square feet, more or less, and is a part of a lot of land described as conveyed to Calvin C. Alley and Edna E. Alley, by Deed recorded in Hancock County Registry of Deeds. in Book 717, Page 148. See Discharge of Mortgage in Book 723, Page 428."

Second Lot: "Beginning at the center line of a brook at the northwesterly corner of land now or formerly owned by Carroll M. Alley et al; thence North twelve degrees forty-nine minutes East (N. 12° 49' E.) seventy-three (73) feet, more or less, to an iron pipe driven into the ground on the southerly side line of land now or formerly owned by Jessie B. Hamblen; thence North sixty degrees three minutes West (N. 60° 03' W.), but always following the southerly side line of said land now or formerly owned by Jessie B. Hamblen seventy-eight (78) feet to an iron pipe driven into the ground; thence South fourteen degrees seventeen minutes West (S. 14° 17' W.) one hundred twelve and seven tenths (112.7) feet to an iron pipe driven into the ground at the northwesterly corner of land owned by the herein grantees; thence in a general northeasterly direction, but always following the center line of a brook and the northerly side line of land owned by the herein grantees, seventy-nine (79) feet, more or less, to the point of beginning. Containing .1579 acres.

Reference is made to a survey dated June 1977, prepared by Robert Rayne and captioned 'Plan Showing Property at Southwest Harbor, Me, for Clarence L. Jr. & Esther E. Rodick...'

Being all and the same premises as conveyed in a deed from Laurie Flood to Dwight Edward Hearn III and Nicole Hearn dated January 28, 2022 and recorded in Book 7186, Page 689 at the Hancock County Registry of Deeds.