



HANCOCK COUNTY MAINE

**QUITCLAIM DEED WITH COVENANT**

DLN: \_\_\_\_\_

**BAR HARBOR HOMES LLC**, a Maine limited liability company, having a principal place of business in Trenton, Maine, for consideration paid, grants to **CAMERON G. WHEELOCK AND AUDRA E. WHEELOCK**, both having a mailing address of 15 Rocky Road, Glenburn, ME 04401, as **JOINT TENANTS**, with quitclaim covenant, the land in **Otis**, Hancock County, Maine, described as follows:

Three certain lots or parcels of land in Otis, County of Hancock, State of Maine, further bounded and described as follows:

PARCEL ONE: Cottage Lots numbered one hundred ninety-three (193) and one hundred ninety-four (194) Sec. 1 in accordance with a plan showing cottage lots on the westerly side of Beech Hill Pond, drawn by Prentiss & Carlisle Company, Inc., dated June, 1958 and recorded in said Registry, Plan Book 8, Page 23.

GRANTING ALSO a right-of-way in common with others Twenty (20) feet in width for purposes of ingress and egress from above-described land over the remaining lands of Prentiss & Carlisle Company, Inc. to the Town Road which leads to State Highway No. 180. Said right-of-way to follow the road as now constructed.

PARCEL TWO: Cottage Lot numbered one hundred ninety-two (192) in accordance with a plan showing cottage lots, on the westerly side of Beech Hill Pond, drawn by Prentiss & Carlisle Company, Inc., dated June, 1958, and recorded in said Registry, Plan Book 8, Page 23.

GRANTING ALSO a right-of-way in common with others Twenty (20) feet in width for purposes of ingress and egress from above-described land over the remaining lands of Prentiss & Carlisle Company, Inc. to the Town Road which leads to State Highway No. 180. Said right-of-way to follow the road as now constructed.

PARCEL THREE: Beginning at the most westerly corner of Lot 194 depicted on a plan recorded in said Registry in Plan Book 8, Page 23; thence S 28° 19' 15" W along land described in a deed to Robert D. Libby, et al., recorded in said Registry in Volume 2814, Page 47 a distance of 66.32 feet to an iron rod set; thence S 28°

19' 15" W along said land of Libby a distance of 209.68 feet to an iron rod set; thence S 51° 04' 30" E a distance of 192.82 feet to an iron rod set; thence N 23° 18' 45" E a distance of 236.64 feet to an iron rod set; thence N 23° 18' 45" E a distance of 66.63 feet to the most southerly corner of Lot 192 depicted on said plan; thence northwesterly along Lots 192, 193 and 194 depicted on said plan a distance of 163 feet to the point of beginning, enclosing 1.16 acres.

ALSO CONVEYING a right-of-way for all purposes, together with utility services as defined in 33 M.R.S.A. §458, said right-of-way being described in a deed from Diamond Occidental Forest, Inc., to Prentiss & Carlisle Company, Inc., et al., dated May 5, 1994, recorded in said Registry in Volume 2257, Page 68.

SUBJECT TO a right-of-way over that portion of said right-of-way described in a deed from Diamond Occidental Forest, Inc., to Prentiss & Carlisle Company, Inc., et al., dated May 5, 1994, recorded in said Registry in Volume 2257, Page 68, as lies within the bounds of the above-described parcel of land.

SUBJECT TO a twenty foot (20') wide right-of-way located entirely within the above described sixty-six foot (66') wide right-of-way as described in various deeds from Prentiss & Carlisle to others.

SUBJECT TO rights of Union River-Electric Cooperative, Inc., to operate and maintain an electric distribution system as described in a document recorded in said Registry in Volume 1315, Page 91.

Bearings referenced herein are oriented to a magnetic north observation taken by Plisga & Day, Land Surveyors in the month of July 2002. This description was prepared by Plisga & Day, Land Surveyors.

The above described Parcel Three purports to contain 1.6 acres, more or less, of land.

Reference is made to the FIRST (461 W. Shore Road) parcel in the deed dated November 29, 2012, from Craig B. Rand to Patricia A. Rand, recorded in the Hancock County Registry of Deeds, Book 5941, Page 184.

This conveyance is made subject to the property taxes assessed against the premises which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36, M.R.S. §558.

For Grantor's source of title reference may be had to the deed from Patricia A. Rand to Bar Harbor Homes LLC dated December 29, 2020 and recorded in Hancock County Registry of Deeds in Book 7086, Page 30.

IN WITNESS WHEREOF, Bar Harbor Homes LLC has caused the foregoing instrument to be signed in its name and sealed by its undersigned manager, duly authorized, this 5<sup>th</sup> day of ~~January~~, 2023.

**BAR HARBOR HOMES LLC**

By: [Signature]  
Robard Abraham, Manager

STATE OF MAINE

HANCOCK County

January 5, 2023

Personally appeared the above named Robard Abraham, Manager of Bar Harbor Homes LLC, and acknowledged before me the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said company.

[Signature]  
Notary Public

**JENNIFER S. RANKIN**  
Notary Public - State of Maine  
My Commission Expires

June 4, 2026  
Print or type name as signed