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QUITCLAIM WITH COVENANT DEED

DAVID E. AUSTIN, of 30 South Beach Drive, Rowayton, Connecticut 06853, for consideration paid, grants to **MICHAEL W. MAINEN** and **MAUREEN M. MAINEN**, of P. O. Box 214, Castine, ME 04421, with quitclaim covenant, as joint tenants, my one-half (½) undivided interest in and to certain premises in Castine, Hancock County, Maine, bounded and described as follows:

See "**Exhibit A**" Attached Hereto.

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

The above described parcel is a portion of the premises conveyed in a July 27, 1979 deed from Darrell E. & Edna V. Knox to David E. Austin and Sarah G. Austin, recorded in Book 1356, Page 51 of the Hancock County Registry of Deeds.

MAINE REAL ESTATE TRANSFER TAX PAID

WITNESS my hand and seal this 26 day of January, 1999.

David E. Austin

STATE OF CONNECTICUT
Fairfield, ss. Dated: January 26, 1999

Personally appeared the above-named David E. Austin and acknowledged the foregoing instrument to be his free act and deed.

Before me,

notary public

HARRIS RUSSELL SEAL

(print or type notary's name)

(Patterson Law Office - Austin.dav\...\deed.02 - 1/21/99)

HANCOCK COUNTY

EXHIBIT A

Deed from David Etnier Austin
to
Michael W. Mainen and Maureen M. Mainen

A certain lot or parcel of land situated between the northerly side of Perkins Street and the southerly side of Battle Avenue, located in the Town of Castine, Hancock County, Maine, bounded and described as follows:

Beginning at an iron bolt set in the ground (1979) on the easterly line of land as described in a deed from Darrell E. and Edna V. Knox to Mary P. Robinson, dated July 27, 1979 and is recorded in the Hancock County Registry of Deeds in Book 1356, Page 49; thence North 4 degrees 59 minutes 00 seconds East by and along the easterly line of land now or formerly of said Robinson, one hundred forty-three and seventy-eight hundredths (143.78) feet to an iron bolt set in the ground (1979); thence North 19 degrees 43 minutes 00 seconds West by and along the easterly line of land now or formerly of said Robinson, two hundred eighteen and seventy-nine hundredths (218.79) feet to an iron bolt set in the ground (1979); thence continuing the same course (North 19 degrees 43 minutes 00 seconds West) by and along the easterly line of land now or formerly of said Robinson, twenty-six (26) feet, more or less, to the centerline of the travelled way of Battle Avenue; thence generally northeasterly by and along said centerline, one hundred thirty-eight (138) feet, more or less, to the southwesterly line of land as described in a deed from Richard A. & Delores C. Pinnette to Harold B. & Andrea H. Hatch, and is recorded in said Registry in Book 994, Page 314; thence South 56 degrees 08 minutes 00 seconds East by and along the southwesterly line of land now or formerly of said Hatch, thirty (30) feet, more or less, to an iron bolt set in the ground (1979), said bolt being North 61 degrees 54 minutes 00 seconds East one hundred fifty-five and twenty-seven hundredths (155.27) feet from the last mentioned bolt; thence continuing the same course (South 56 degrees 08 minutes 00 seconds East) by and along the southwesterly line of land now or formerly of said Hatch and the southwesterly line of land as described in a deed from Fidelity Bank National Association, Trustee to Judith G. Bruce, dated September 12, 1991 and is recorded in said Registry in Book 1883, Page 634, one hundred ninety-six and twelve hundredths (196.12) feet to an iron bolt set in the ground (1999); thence South 17 degrees 39 minutes 00 seconds West by and along remaining land of said Austin, three hundred thirty-four and forty-seven hundredths (334.47) feet to an iron bolt set in the ground at the northwesterly corner of land conveyed in a deed from Anthony L. Michel and Sally Michel to The Inhabitants of the Town of Castine, dated September 16, 1971 and recorded in Book 1126, Page 225, at said Registry; thence South 17 degrees 49 minutes West by and along the westerly line of land of said Town of Castine, thirty-nine and ninety-two hundredths (39.92) feet to an iron bolt set in the ground, said bolt being South 70 degrees 42 minutes 40 seconds East one hundred thirty-two and thirty hundredths (132.30)

feet from the iron bolt at the point of beginning; thence continuing the same course (South 17 degrees 49 minutes West) by and along the westerly line of land of said Town of Castine, twenty-two (22) feet, more or less, to the centerline of the travelled way of Perkins Street; thence generally westerly by and along said centerline, one hundred twenty-six (126) feet, more or less, to the easterly line of land of said Robinson; thence North 4 degrees 59 minutes East by and along the easterly line of land of said Robinson, thirty (30) feet, more or less, to the point of beginning and containing 2.1 acres, more or less.

Bearings in the above described are oriented to Magnetic North, 1979 as shown on a plan of the Knox property, prepared by Herrick & Salsbury, Inc., dated July 23, 1979 and is recorded in the Hancock County Registry of Deeds in Plan file 16-141. For further reference see a plan of division for David E. Austin prepared by Herrick & Salsbury, Inc., dated January 28, 1999.

The above described parcel of land is subject to the rights of the public to pass over Battle Avenue and Perkins Street.

The above described parcel is a portion of the premises as conveyed in a deed from Darrell E. & Edna V. Knox to David E. Austin, et. al., dated July 27, 1979 and is recorded in the Hancock County Registry of Deeds in Book 1356, Page 51.

RESTRICTIVE COVENANT. I, David Etnier Austin for myself and my successors-in-interest and for Donald Munro Austin et al., to whom I have today conveyed a contiguous parcel of land, hereby declare that the above property is and shall be held, occupied, transferred, leased and otherwise used and disposed of SUBJECT TO the following restrictive covenant. By acceptance of this deed, Michael W. Mainen and Maureen M. Mainen agree for themselves and for their heirs, devisees, personal representatives, successors and assigns, that they will be bound by the following restrictive covenant:

> There shall be limited clearing of vegetation, and no structure, road, or improvement of any kind, including a fence, shall be constructed or maintained, within the twenty (20) foot wide strip of land that adjoins and extends westerly from every portion of the easterly sideline of the above described property. Further, the parties agree that any sideline setback established by the Town of Castine or the State of Maine for use of the above-described property shall be measured westerly from every portion of the westerly sideline of that twenty foot wide buffer strip. For example, if the sideline set back is fifteen feet, no vegetation may be cut and no improvement may be constructed upon the above-described property within thirty-five feet of the premises being conveyed by the Grantor to Donald Munro Austin, et al. Notwithstanding the foregoing restriction, the Grantees may remove dead or dying vegetation within that buffer strip, and thin out other vegetation, with advance notice to and approval from the owners of the adjoining Austin premises, except for the removal of dead vegetation.

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REGISTER OF DEEDS
HANCOCK COUNTY SS.
Marilyn Bloomer
REGISTER