

QUIT-CLAIM DEED WITH COVENANT

KNOW ALL MEN BY THESE PRESENTS, that I, Rita Giordano, Trustee of the Giordano Living Trust u/d/o October 8, 2013, whose mailing address is 128 Academy St, Poughkeepsie NY 12601, for consideration paid, grant to James H. Beaulier and Michelle L. Beaulier, whose mailing address is 968 Portage Rd, Nashville Plantation ME 04732, with QUITCLAIM COVENANT, the land, with any improvements thereon, in Bar Harbor, County of Hancock, State of Maine, as described in Exhibit A attached hereto, incorporated herein and made a part hereof.

Witness my hand this 10th day of June, 2015.

GIORDANO LIVING TRUST

Rita Giordano, Trustee
Rita Giordano, Trustee

STATE OF NEW YORK
Dutchess, ss.
Roselaer

June 10, 2015

Personally appeared the above named Rita Giordano, Trustee of the Giordano Living Trust u/d/o October 8, 2013, and acknowledged the foregoing instrument to be her free act and deed in her said capacity.

Before me, Rita Giordano

Melissa Elacqua
Notary Public/Attorney at Law

Melissa Elacqua
Type or print name of
Notary Public/Attorney at Law

My Commission Expires: 06-10-16
11/26/2016

BERTHY HARVEY-BOSTON
Notary Public, State of New York
Qualified in Dutchess County
No. 01HA6266754
My Commission Expires 08-06-2016

MELISSA ELACQUA
NOTARY PUBLIC-STATE OF NEW YORK
No. 01EL6272805
Qualified in Rensselaer County
My Commission Expires November 26, 2016

SEAL

MAINE REAL ESTATE
TRANSFER TAX PAID

Exhibit A

A certain lot or parcel of land, together with the buildings thereon, located on the northeasterly side of Cromwell Harbor Road, Bar Harbor, Hancock County, Maine, bounded and described as follows:

Beginning at an iron pipe driven into the ground at the southeasterly corner of Parcel #2, deeded from Lewis E. Moore and Janet S. Moore to Linda Marie Johnson dated October 20, 1997 and recorded in Book 1302, Page 72;

Thence S6°30'E a distance of 45.00 feet to an iron pipe driven into the ground in the northerly side of line of Cromwell Harbor Road;

Thence S83°30'W, but always following the northerly side line of Cromwell Harbor Road, a distance of 41.56 feet to the new division line;

Thence along said new division line, N5°26'W, a distance of 45.01 feet to the southwesterly line of the aforesaid Lee;

Thence along said Lee line, N83°30'E, a distance of 40.73 feet back to the point of beginning;

Meaning and intending to and hereby conveying 1,842 sq.ft.

Subject to rights of the public in Cromwell Harbor Road.

For Grantor's source of title, see deed from James N. Riley, Jr. dated May 19, 2015 and recorded in Book 6392, Page 217 at the Hancock County Registry of Deeds.

Further reference may be had to the letter of Angela Chamberlain, Code Enforcement Officer of the Town of Bar Harbor, dated May 14, 2015, attached hereto as Exhibit B..

EXHIBIT B - Page 1



TOWN OF BAR HARBOR

Code Enforcement Division

93 Cottage Street, Suite I
Bar Harbor, Maine 04609-1400
Tele. 207-288-3329 Fax 207-288-3032
E-Mail: ceo@barharbormaine.gov

Angela M Chamberlain

Code Enforcement Officer
Building Inspector
Electrical Inspector
Plumbing Inspector

May 14, 2015

Mr. James Riley
134 Ledgelawn Avenue
Bar Harbor, ME 04609

Re: 134 Ledgelawn Avenue, Bar Harbor Tax Map 107, Lot 224

Dear Mr. Riley:

This is a follow up letter to our recent conversations regarding the above noted property. You asked if it was permissible to split this lot into two lots by using the allowance outlined in section 125-56 F. of the Bar Harbor Land Use Ordinance. The provision states that "If two or more principal uses or structures exist on a single lot of record, each may be sold on a separate lot provided that the State Minimum Lot Size Law (12 M.R.S.A. §§ 4807-A through 4807-D) and the State of Maine Subsurface Wastewater Disposal Rules are complied with."

It is my opinion that this split may be accomplished using the allowance in 125-56 F. and as shown in the plan with a date of 02/12/2014 and titled "Advance Copy" and as referenced in an email as "14008splitPRELIM2.pdf." I further requested an opinion from the Town Attorney, Mary Costigan on this matter when we first began discussing this split in January of 2012. She also agreed that this lot could be divided and as a result will create two nonconforming lots. She further advises that the division should be done in a manner which minimizes the resulting nonconformities.

If you have any questions about this matter or need additional information, please let me know immediately.

Sincerely,

Angela Chamberlain
Interim Planning Director
Code Enforcement Officer

Cc: File

EXHIBIT B - Page 2

