

BOOK: OR 7070 PAGE:108, # OF PGS: 4
11/06/2020 01:23:51 PM INSTR#: 2020037406
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX NOT PAID

RELEASE DEED

GERALD BERLIN and **MARIE BERLIN**, both with a mailing address of 181 Oak Hill Road, Mount Desert, Maine, release to **GERALD BERLIN** and **MARIE BERLIN**, both with a mailing address of 181 Oak Hill Road, Mount Desert, Maine all of their right, title and interest in and to a certain lot or parcel of land, together with any buildings thereon, situated in the Town of Mount Desert, Hancock County, Maine, described and attached hereto as Exhibit A and incorporated herein by reference.

Meaning and intending to convey a portion of the lot described in a deed from Timothy and Cynthia Matlack, to Gerald and Marie Berlin dated October 1, 1998 and recorded in the Hancock County Registry of Deeds in Book 2774, Page 104.

Together with the benefits and burdens of all easements, rights and privileges of record affecting the estate herein conveyed.

The herein conveyed premises is subject to certain easement and restrictive covenants as described in a deed from Timothy and Cynthia Matlack, to Gerald and Marie Berlin dated October 1, 1998 and recorded in the Hancock County Registry of Deeds in Book 2774, Page 104.

Further, the herein conveyed premises is hereby also subject to the following restriction, which shall be binding upon the Grantees, their heirs and assigns, and shall inure to the benefit of the herein Grantor, its successors and assigns, to wit:

- 1. The herein conveyed premises shall not be subdivided.

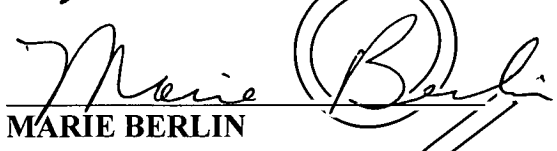
In the event that there is a violation of this restriction, the Grantor, their successors and assigns, and any party granted authority to enforce the restrictions in the deed recorded in the Hancock County Registry of Deeds Book 2774, Page 104, shall have standing and the right to enforce the restrictions, including the right to seek injunctive relief.

Reference is also made to an Amendment of Restrictive Covenant for Lot 2 of the Pray's Meadow Subdivision Dated October 3, 2020 and recorded in the Hancock County Registry of Deeds in Book 7061 Page 738.

Reference is also made to a Release of restrictive covenants from Elizabeth Train, individually and as Personal Representative of the Estate of Cuthbert Train, Jr., and Michael Train to Gerald Berlin and Marie Berlin, dated October 9, 2020 and recorded in the Hancock County Registry of deeds in Book 7063, Page 511.

The releasors, **GERALD BERLIN** and **MARIE BERLIN**, hereunto set their hand and seal this 26 day of October, 2020.


GERALD BERLIN


MARIE BERLIN

HANCOCK COUNTY

STATE OF MAINE
COUNTY OF HANCOCK

Oct 26, 2020

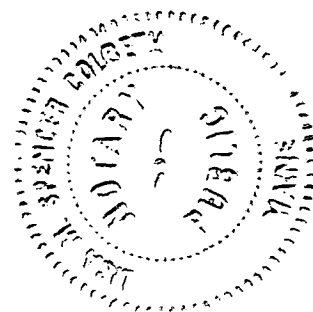
Personally-appeared before me the abovenamed **GERALD BERLIN** and **MARIE BERLIN** and acknowledged the foregoing instrument to be their free act and deed.

Lisa M. Spencer Colbeth
Notary Public/Attorney at Law

Type or print name of Notary Public
My Commission Expires:



LISA M. SPENCER COLBETH
Notary Public
State of Maine
My Commission Expires
October 27, 2025



**EXHIBIT A TO RELEASE DEED
GERALD AND MARIE BERLIN TO GERALD AND MARIE BERLIN
PROPERTY DESCRIPTION**

A certain lot or parcel of land situated in the Town of Mount Desert, Hancock County, Maine being a portion of the lot described as conveyed in the deed from Timothy D. Matlack and Cynthia A.

Matlack to Gerald Berlin and Marie Berlin dated October 1, 1998, and recorded in Book 2774, Page 104 in the Hancock County Registry of Deeds as follows:

Beginning at a #5 rebar w/cap #1228 found on the Easterly side of Oak Hill Road, at the Northwestly corner of land of Gerald & Marie Berlin, Bk 7004 Pg 592, on the Southerly side of Pray's Meadow Road at other land of said Berlin, Bk 2774 Pg 104,

Thence; along the Easterly sideline of Oak Hill Road, N04°04'07"W, 40.06' to a #5 rebar found w/cap #1228, on the Northerly side of Pray's Meadow Road,,

Thence; continuing along the Easterly sideline of Oak Hill Road, N03°52'14"W, 450.88' to a #5 rebar found at land of Shelagh A. Ellman-Pearl and Daniel Pearl, Bk 6931 Pg 44

Thence; turning and along land of said Pearl N65°09'38"E, 142.99' to a #5 rebar found w/cap #1228 at land of Patricia B Wright, Bk 3264 Pg 181,

Thence; turning and along land of said Wright S41°38'22"E, 385.15' to a #5 rebar set w/cap #2340 on the Easterly sideline of Pray's Meadow Road.

Thence; turning and along the sideline of said road through land of the Grantor, S12°39'35"W, 106.31' to a #5 rebar set w/cap #2340,

Thence; turning and along the sideline of said road along a curve with a radius of 115' and an arc of 141.03' to a #5 rebar set w/cap #2340,

Thence; turning and continuing by the sideline of said Pray's Meadow Road S82°55'35"W, 265.68' to the point of the beginning.

Containing 137062 S.F., or 3.15 Acres and shown as "REMAINING LAND" on plan titled "PLAN OF DIVISION OF LAND IN MOUNT DESERT, HANCOCK COUNTY, MAINE, TAX MAP 12 LOT 31-2, AS DRAWN FOR GERALD & MARIE BERLIN, Nov 25, 2019 Revised June 30, 2020, Scale 1" = 40', by Paul F. Nichols, PE, PLS.

④ #1