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JULIE A. CURTIS, REGISTER OF DEEDS  
HANCOCK COUNTY MAINE  
MAINE REAL ESTATE TRANSFER TAX NOT PAID  
eRecorded Document

HANCOCK

TRUSTEE'S  
DEED OF DISTRIBUTION

MARGARET L. DRUGOVICH, Trustee of the MARGARET L. DRUGOVICH TRUST, of Columbus, Ohio, by the power conferred by law, and every other power, for no consideration this being a gift, grant to MARGARET L. DRUGOVICH and ELIZABETH P. STEELE, a married couple, having a mailing address of 4725 Olentangy Blvd, Columbus, OH 43214, as JOINT TENANTS, certain lots or parcels of land, together with all buildings and improvements thereon, situated in the Town of Castine, Hancock County, Maine, being more particularly described in Exhibit A attached hereto and made a part hereof.

WITNESS my hand and seal this 19 day of April, 2023.

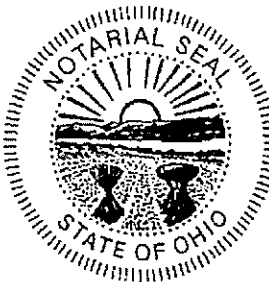
The Margaret L. Drugovich Trust

*[Handwritten Signature]*  
By: Margaret L. Drugovich, Trustee

STATE OF OHIO  
COUNTY OF FRANKLIN, ss.

Date: April 19, 2023

Personally appeared the above named Margaret L. Drugovich, Trustee of the Margaret L. Drugovich Trust, and acknowledged the above instrument to be her free act and deed in her said capacity.



JESSICA RAE HALFEN PATTON  
NOTARY PUBLIC  
STATE OF OHIO  
Comm. Expires  
08-20-2027

Before me,

*[Handwritten Signature]*  
Notary Public  
Print Name JESSICA RAE HALFEN PATTON  
My commission expires: AUGUST 20, 2027

TARRANT

EXHIBIT A

Certain lots or parcels of land, together with the improvements thereon, situated in Castine, Hancock County, Maine, bounded and described as follows:

"First Lot: Being Lot No. 2 as shown on the plan of land of the Tarratine Cove Development Company, made by William F. Dunbar, surveyor, of said Castine, according to map file in Hancock Registry of Deeds, in Book 4, Page 1, together with the right to pass and repass, in common with others, over all rights of way, as shown on said plan; and together with the right to pass and repass, in common with others over all roads and over all rights of way connecting said tract of land, as shown on said plan, with the town highway, and running across and over land now of A. Gertrude Leach

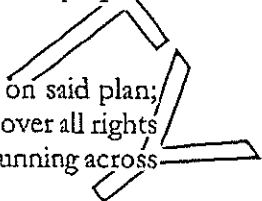
This grant is made and this deed is accepted upon the express restrictions and limitations, following, to wit: That no part of said land shall be used as, or occupied by, a tea room, lunch room, restaurant, boarding house, or hotel, nor for any commercial or business purpose whatsoever.

Being the same Lot 2 conveyed by warranty Deed from Tarratine Cove Development Company to Frank Ware, dated July 5, 1946 and recorded in Hancock Registry of Deeds in Book 713, Page 68.

Also the same lot conveyed by Warranty Deed from Frank E. Ware and Mary E. Ware, as joint tenants, to Gertie B. Spurling and Beatrice E. Spurling, dated April 5, 1947 and recorded in said Registry in Book 715, Page 295. Also being the same premises described in the deed from Gertie B. Spurling and Beatrice E. Spurling to Herman Henry Brugman and Dorothy Freda Brugman, dated August 9, 1952 and recorded in the Hancock County Registry of Deeds in Book 749, Page 306.

Second Lot: Being Lot No. 24 as shown on the plan of land of the Tarratine Cove Development Company, made by William F. Dunbar, surveyor, and said plan duly filed and recorded in Hancock Registry of Deeds, reference being hereby made to said plan for a complete description of the said lot. Said lot sold and the deed herein accepted by the grantee, subject to the restrictions under which all lots in said tract, above referred to, are sold by the said Tarratine Cove Development Company, as see various recorded deeds given by said company, for a full and complete abstract of said restrictions. The restrictions are as follows: That no part of said land shall be used as, or occupied by, a tea room, lunch room, restaurant, boarding house, or hotel, nor for any commercial or business purpose whatsoever.

The right to pass and repass, in common with others, over all rights of way, as shown on said plan; and together with the right to pass and repass, in common with others over all roads and over all rights of way connecting said tract of land, as shown on said plan, with the town highway, and running across and over land now of A. Gertrude Leach.



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The above-described premises being the same as conveyed in the deed from Tarratine Cove Development Company to H.H. Brugman and Dorothy Freda Brugman, dated July 6, 1953 and recorded in Hancock Registry of Deeds in Book 757, Page 131.

Third Lot: Being lot nineteen (19) as laid down on plan of land of the Tarratine Cove Development Company recorded in Hancock County Registry of Deeds, Volume 4, Page 1.

There is also expressly conveyed to the grantees herein the right to lay, maintain and use a water pipe or pipes from the premises hereby conveyed to the spring located on the premises of the Tarratine Cove Development Company located northeasterly of the premises herein conveyed, together with the right to use water from said spring and to care for and maintain same. There is further expressly conveyed a right of way for all purposes of a way, in common with others, over all roads and rights of way as shown on the plan of the Tarratine Cove Development Company above referred to, and all other roads presently existing over and across the premises of the Tarratine Cove Company in the area.

Being lot nineteen (19) as referred to in a Warranty Deed in which Tarratine Cove Development Company, a corporation, is Grantor, and W. Averill Moran and Georgia A. Moran, husband and wife, are grantees, dated October 19, 1951, and recorded in Hancock County Registry of Deeds, in Vol. 742, Page 520.

Also being lot nineteen (19) as referred to in the Deed from W. Averill Moran and Georgia A. Moran to Herman H. Brugman and Dorothy F. Brugman, dated July 23, 1964 and recorded in Hancock Registry of Deeds in Book 970, Page 141.

This conveyance is made subject to the conditions and restrictions under which all lots on said tract, above referred to, are sold by said Tarratine Cove Development Company, insofar as the same may be legally enforceable.

See various recorded deeds given by said company, for a full and complete abstract of said restrictions."

Reference is made to all and the same premises conveyed in a Deed from Margaret L. Drugovich to Margaret L. Drugovich, Trustee of the Margaret L. Drugovich Trust dated June 6, 2011 and recorded in the Hancock County Registry of Deeds in Book 5855, Page 235.