

17240

QUITCLAIM DEED WITH COVENANT

C. GUS GRASON, II and MARY M. GRASON, both with a mailing address of 14619, Philpot Road, Phoenix, Maryland 21131, for consideration paid, grant to CHARLES E. SAUL and SUZANNE R. SAUL, both with a mailing address of 12288 Fort Buffalo Circle, Fairfax, Virginia 22033 and c/o Mobil Oil Hong Kong Ltd. 12th Floor, Ocean Centre, Harbour City, Kowloon, Hong Kong 00000, as joint tenants, with quitclaim covenant, the land, located in Bar Harbor, Hancock County, Maine, bounded and described in Exhibit A, attached hereto and made a part hereof.

For the Grantors' source of title, reference may be had to the deed from Dolores L. McNamara to C. Gus Grason and Mary M. Grason dated March 26, 1997, and recorded in the Hancock County, Maine, Registry of Deeds in Book 2642, Page 296.

Witness our hands this 20th day of October, 1997.

C. Gus Grason, II
C. Gus Grason, II
Mary M. Grason
Mary M. Grason

STATE OF MARYLAND

Baltimore, ss.

October 20, 1997

Personally appeared before me the above-named C. Gus Grason, II and acknowledged the foregoing instrument to be his free act and deed.

Maureen Gloria
Notary Public

MAUREEN GLORIA
Print or type name as signed

SEAL

NOTARY EXPIRES: MARCH 28, 1999

MAINE REAL ESTATE
TRANSFER TAX PAID

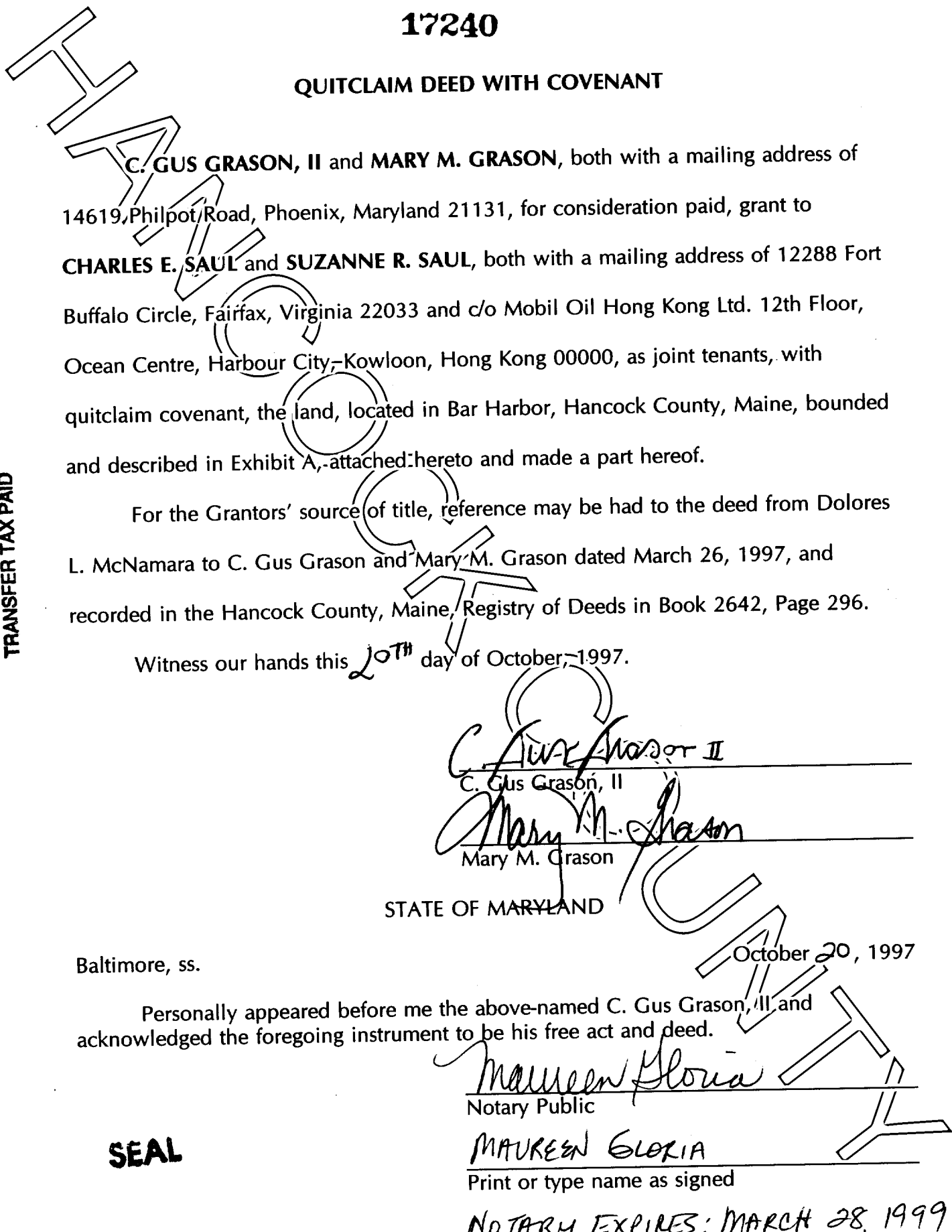


EXHIBIT A

A certain lot or parcel of land, together with any improvements thereon, located in the Town of Bar Harbor, Hancock County, Maine, being more particularly bounded and described as follows:

Lot 3 as shown on a Plan of Land entitled "Second Amendment Shore Acres Subdivision At Bar Harbor Hancock County, Maine", dated October 1, 1997, prepared by Edward B. Jackson, PLS/#1091, to be recorded at the Hancock County, Maine, Registry of Deeds. The above-described lot is conveyed subject to the Declaration of Protective Covenants made as of the 10th day of September, 1997, by C. Gus Grason, II and Mary M. Grason, recorded in said Registry of Deeds on September 24, 1997, in Book 2679, Page 548.

Together with the right to cross Lots 1 and 2 as shown on said Plan of Land, by foot only, within 10 feet of the northern sideline of said Lots 1 and 2. This right does not run with nor is it appurtenant to Lot 3, but is personal to the Grantees herein and their children.

Together with and as appurtenant to Lot 3 a sight easement as shown on said Plan of Land and is depicted thereon as "Sight easement area to benefit Lot #3". The sight easement area shall not include the area within four (4) feet south of the northerly sideline of Lots 1 and 2 and permits the Grantees herein to enter upon Lots 1 and 2 to top any vegetative growth above six (6) feet from the existing grade as shown on said Plan of Land, except the oak tree located on Lot 2 near Lot 3.

The above-described conveyed premises is conveyed subject to the following reservations, which reservations are hereby reserved to the Grantors herein, their personal representatives, heirs and assigns as appurtenant to each and every part of Lots 1 and 2 as shown on said Plan:

1. The right of entry in, over, and above without obstruction, for all purposes, including the right to cultivate, maintain, repair, excavate, install, plant vegetation, place gravel or mulch, or install any structures thereon which the Grantors herein, in their sole subjective discretion, determine necessary to enhance, screen and control, a footpath over the "15' foot path" as shown on said Plan of Land.
2. The right of entry in, over, and above without obstruction, for all purposes, including the right to cultivate, maintain, repair, excavate, install, plant vegetation, in the Grantors' sole subjective discretion, determined necessary to enhance, screen, and control the area depicted on said Plan of Land as "Landscape Easement Area for Declarant."

97 OCT 27 AM 10: 25

REGISTER OF DEEDS
HANCOCK COUNTY SS.

Marilyn Robinson

REGISTER

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