

2 Pages



Tx: 4040481

QUITCLAIM DEED

DLN: 1501840035053

I John R. Martin, Successor Trustee of the Swans Island Realty Trust, w/d/t dated January 14, 2000, as evidenced by Trustee's Certificate recorded herewith

of Hampton, Rockingham County, New Hampshire

in consideration of Two Hundred Sixty-five Thousand and 00/100 Dollars (\$265,000.00)

grant to Steven D. Goldston and Lauri L. Goldston, as joint tenants

Of 6220 Milam Ridge
Sanger, Texas 76266

with warranty covenants

Two certain lots or parcels of land, together with any buildings and improvements thereon, situated in Swans Island, County of Hancock, State of Maine, bounded and described as follows, to Wit:

First Parcel

Beginning at a iron pipe driven into the ground at the northeasterly corner of the lot or parcel of land herein described, said point being S 20° 11' 30" W, 200 feet distant from the northwesterly corner of lot No. 1 described in a deed from William H. Banks to Thomas D. Duchesneau et al dated July 10, 1970 and recorded in Hancock County Registry of Deeds; thence S 20° 11' 30" w, 200 feet to an iron pipe driven into the ground; thence N 69° 48' 30" W, 150 feet to an iron pipe driven into the ground in the easterly side line of Red Point Road, so-called; thence N 20° 11' 30" E following the easterly side line of Red Point Road 200 feet to an iron pipe driven into the ground; thence S. 69° 48' 30" E, 150 feet to an iron pipe driven into the ground and the place of beginning, together with a right of way as it now exists in common with others over and access land of William H. Banks form the Red Point Road, so-called, to the Town Road, so-called.

Second Parcel

Beginning at an iron pipe driven into the ground at the northwesterly corner of the lot or parcel of land herein described said point being S 20° 11' 30" W, 200 feet distant from the northwesterly corner of Lot No. 1 described in a deed from William H. Banks to Thomas D. Duchesneau et al dated July 10, 1970 and recorded in Hancock County Registry of Deeds; thence S 20° 11' 30" W, 200 feet to an iron pipe driven into the ground, thence S 69° 48' 30" E, 156.30 feet to an iron pipe driven into the ground, at or near the top of the bank of the Eastern Shore; thence continuing on the same course namely S 69° 48' 30" E, 35 Feet, more or less to the high water mark of the Atlantic Ocean; thence in a northerly direction following the high water mark of said Ocean, 200 feet, more or less, to a point which bears S 69° 48' 30" E, and 35 feet distant, more or less, from an iron pipe driven into the ground at or near the top of said Bank; thence N 69° 48' 30" W, 35 feet, more or less to said pipe; thence continuing on the same course, namely N 69° 48' 30 W, 171.03 feet to an iron pipe and the place of beginning.

Property Location: 162 Red Point Road, Swans Island, Maine

This conveyance is made subject to the following conditions and restrictions, to Wit: Only one detached single-family dwelling and private garage appertaining thereto shall be erected on said premises. No use shall be made of said premises except such as incidental to the occupation thereto for residence purposes by one private family residing in a detached, single-family dwelling.

The respective lots herein conveyed shall not be sub-divided.

Any detached, single-family dwelling erected on said premises shall cost not less than Seven Thousand, Five Hundred (\$7,500.00) dollars.

No Structure of a temporary character and no trailer or mobile home shall be placed or used on said premises.

All plumbing and sanitation facilities shall comply with the State of Maine Plumbing code, so-calle.

The above conditions and restrictions shall apply respectively to each of the lots herein conveyed.

Being the same premises conveyed to Margaret H. Welch, Trustee, or her successors in trust under the Swans Island Realty Trust dated January 14, 2000 by Deed of Margaret Welch, said Deed dated January 14, 2000 and recorded in the Hancock County Registry of Deeds on December 14, 1970 in Book 2905, Page 376.

Executed as a sealed instrument this 14 day of August, 2018.

[Handwritten Signature]
Successor Trustee
John R. Martin, Successor Trustee of the Swans Island Realty Trust
STATE OF NEW HAMPSHIRE

ROCKINGHAM, ss

On this 14 day of August, 2018, before me, the undersigned notary public, personally appeared John R. Martin, through satisfactory evidence of identification, which is his New Hampshire Driver's Licenses, to be the person whose name ise signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as Successor Trustee of the Swans Island Realty Trust, u/d/t dated January 14, 2000, as evidenced by Trustee's Certificate recorded herewith.

[Handwritten Signature]
Notary Public
My commission expires: 8/23/22

