

BOOK: OR 7278 PAGE:448, # OF PGS: 4
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JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX PAID
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Return to:
Heather Peters

PO Box 122
Raymond, ME 04071

DLN: 1002340242072

QUITCLAIM DEED

KNOW-ALL PERSONS BY THESE PRESENTS: That H&B Real Estate Holdings LLC, a Delaware Limited Liability Company, of 2 Sophies Way, Bass Harbor, ME 04653, George T. Pray and Patricia A. Pray, of 34615 Chartier Street, Harrison Township, MI 48045, for consideration paid grant to Heather Peters, of PO Box 122, Raymond, ME 04071, as sole owner, with QUITCLAIM COVENANTS:

See attached Exhibit A

Meaning and intending to describe and convey the same premises conveyed to George T. Pray and Patricia A. Pray, by virtue of deed from Hiram Adelman and Brook Merrow, dated December 29, 2006 and recorded in the Hancock County Registry of Deeds in Book 4678, Page 91 and an interest by H & B Real Estate Holdings, LLC, by virtue of deed from George T. Pray and Patricia A. Pray, dated October 8, 2016 and recorded in said Registry in Book 6724, Page 147.

Executed this 7th day of July, 2023.

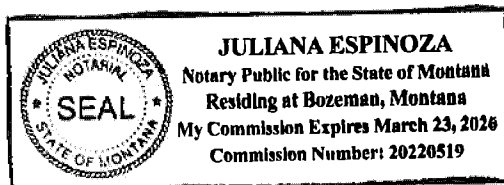
H&B Real Estate Holdings LLC

By: Hiram Adelman
Hiram Adelman, Managing Member

State of Montana

County of Gallatin

The foregoing instrument was acknowledged before me on this 7th day of July, 2023 by Hiram Adelman, Managing.



Notary Public

Commission expiration: March 23, 2026

Executed this _____ day of _____, 2023.

* Nicholas Hall
Witness

x Pat Pray
Patricia A. Pray

Executed this 12 day of July, 2023.

George T. Pray

State of _____

County of _____

The foregoing instrument was acknowledged before me, on this _____ day of _____, 2023 by George T. Pray.

Notary Public
Commission expiration:

* WITNESS :

NICHOLAS HALL
13 BEACON EDGE
PENRITH
CA 94117 SF.

Executed this _____ day of _____, 2023.

Witness

Patricia A. Pray

Executed this 9 day of July, 2023.

George T. Pray
George T. Pray

State of MICHIGAN

County of WAYNE

The foregoing instrument was acknowledged before me on this 9 day of July, 2023 by George T. Pray.

Alexa Cohen
Notary Public

Commission expiration: 11/2/2028

Alexa Cohen
NOTARY PUBLIC - STATE OF MICHIGAN
County of Oakland
My Commission Expires 11/2/2028
Acting In the County of WAYNE

Exhibit A - Property Description

Lot 3
Sophie's Way,
Tremont, Maine

A certain lot or parcel of land together with any and all structures and improvements situated thereon, and appurtenances thereto, situated in Tremont, Hancock County, Maine and bounded and described as follows, to wit:

Lot 3 as depicted on the Final Plan of Sophie's Way prepared by T.W. Benson Land Surveying, Inc. dated November 1, 2005 and recorded February 6, 2006 in Plan Book 35, Page 18 of the Hancock County Registry of Deeds, together with the right, in common with Grantor, its successors and assigns, to use the easement described in the deed from Richard E. Quandt and Jean B. Quandt to Sasoto, LLC dated January 4, 2006 and recorded in the Hancock County Registry of Deeds in Book 4415, Page 97, consistent with the terms and restrictions related to the easement as described in said deed.

Subject to standard utility easements and rights-of-way as shown on the Final Plan of Sophie's Way prepared by T. W. Benson Land Surveying, Inc. dated November 1, 2005 to the extent the same are now in force and applicable.

Subject to Deed restrictions, as applicable, as set forth and referenced in the deed from Richard E. Quandt and Jean B. Quandt to Sasoto, LLC dated January 4, 2006 and recorded in the Hancock County Registry of Deeds in Book 4415, Page 97.

The premises conveyed herein are also conveyed subject to restrictive covenants as shown on the Final Plan of Sophie's Way prepared by T. W. Benson Land Surveying, Inc. dated November 1, 2005 stating:

1. Lots are for residential use only
2. No mobile homes allowed.
3. Home occupations are allowed with the exception that they be fully contained within the structure, emit no noise, odor or substantially increase the traffic.
4. No storage of fishing, trapping or seafood harvesting gear for commercial fishing.
5. No farm animals.
6. All homes will be completed on the exterior within 18 months of the start of construction.

Also conveying, to be used in common with the Grantor, its successors and assigns, rights in the Easement Deed from Morris Holdings, LLC to Sasoto, LLC, dated April 11, 2006 and recorded in Book 4475, Page 341.