

H  
A  
N  
C  
O  
C  
K  
C  
O  
U  
N  
T  
Y  
M  
A  
I  
N  
E

**QUITCLAIM DEED with COVENANT**  
DLN: \_\_\_\_\_

**PETER OMLOR**, with a mailing address of 11 Jephthah Lane, Hancock, Maine 04640, for consideration paid, grants to **MATTHEW B. WHITEGIVER** and **LISA B. WHITEGIVER**, with a mailing address of 48 Bunker Drive, Otis, Maine 04605, with QUITCLAIM COVENANT, as **joint tenants**, certain lots or parcels of land, together with any buildings and improvements thereon, situated in Otis, Hancock County, Maine, bounded and described as follows:

LOT #1: A certain lot or parcel of land, with improvements thereon, situated in Otis, Hancock County, Maine more particularly bounded and described as follows:

Lot 32A and the south portion of Lot 33A depicted on the "Final Plan of Back Lot Survey, Beech Hill Pond, Otis, Maine for Prentiss & Carlisle Company, Inc. and McCrillis Timberland LLC" recorded May 30, 2001 in Hancock County Registry of Deeds Map File 30, Page 83.

Also conveying for the benefit of the land hereby conveyed, and for Grantee's abutting land ("the Benefitted Parcels") non-exclusive easements for all purposes of ingress, egress and utility services, within the sixty-six foot (66') easement strip shown on three Plans recorded at Hancock Registry of Deeds Plan File 30, pages 83, 84, and 100 as "66' R/W" to the extent such easement strip is included within the bounds of the premises conveyed by Lakeville Shores, Inc. to Prentiss & Carlisle and McCrillis Timberland, LLC dated March 5, 2001, and recorded in Hancock County Registry of Deeds book 3035, Page 266, and subject to existing rights, conditions and matters of record, affecting the easement area, whether or not shown on said Plan. The easements hereby granted shall include the rights to construct, repair and maintain a road and appurtenant bridges, culverts, grades and ditches within the easement strip.

The utility services easements shall include the rights to construct, repair and maintain facilities necessary for the transmission of telephone communications, cable television, electricity and data, and to clear and dispose of interfering trees and other growth from time to time, with permission to enter upon the easement strip for purposes of providing such utility services to the land hereby conveyed, and the abutting land of Grantee. FURTHER GRANTING to Grantee, the power to assign to Bangor Hydro-Electric Company, or its successors or assigns, in whole or in part, the foregoing utility easements for purposes of providing electricity and transmitting data to the Benefitted Parcels.

H  
A  
N  
C  
O  
C  
K  
C  
O  
U  
N  
T  
Y  
M  
A  
I  
N  
E

Reserving to Grantors easements for ingress, egress, and for utility services for all purposes, including silvicultural and timber harvesting purposes, over and upon said 66' easement strip, upon the foregoing terms, for the benefit of any land now owned or in the future acquired by Grantors.

Further reserving the right to connect to utility service lines installed by Grantee within the easement strip and to grant access and utility services rights easements to others (including homeowner's associations, the Town of Otis, and other governmental bodies) to serve any land.

The lot(s) and appurtenant easements hereby conveyed are FURTHER SUBJECT TO:

a) Rights of others entitled to use the easement strip, including the easement reserved by Lakeville Shores, Inc. in its deed to Prentiss & Carlisle and McCrillis Timberland, LLC dated March 5, 2001, and recorded in Hancock County Registry of Deeds Book 3035, Page 266, (being one of the rights of way conveyed by Prentiss & Carlisle Company, Inc., et al. to Diamond Occidental Forest, Inc. dated May 4, 1994 and recorded in Book 2257, Page 64, and shown on a sketch appended to said deed as the easement segment running from Point G to Point H).

b) The easements, terms, conditions and other matters set forth on the Plans and recorded in Hancock Registry of Deeds Plan File 30, Pages 83, 84 and 100.

c) The condition that the lot(s) hereby conveyed shall not be further subdivided, nor transferred independently of the abutting land owned by Grantee on the date of this deed. Provided, however, that future transfers to other abutting landowners, which constitute exempt or approved transfers under applicable subdivision laws shall be allowed.

d) Applicable Municipal and State regulations. By accepting this deed Grantee acknowledges having been informed by Grantors that the Town of Otis has not conducted a subdivision review due to the exempt status of this abutter transfer. No determination has been made as to the suitability of the land for building, development, or any other purpose.

LOT #2: A certain lot or parcel of land, with the buildings thereon, situated in Otis, Hancock County, Maine more particularly bounded and described as follows:

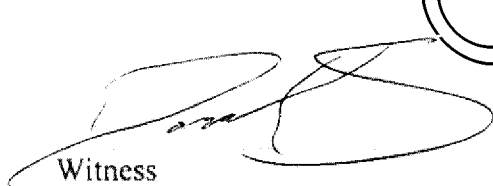
Cottage Lot(s) numbered 32 and S. ½ Lot 22, Section 2, in accordance with a plan showing cottage lots, on the westerly side of Beech Hill Pond, drawn by Prentiss & Carlisle Company, Inc., dated June 1959, and recorded in Hancock County Registry of Deeds, Plan Book 8, Page 52.

Granting also a right-of-way in common with others Twenty feet in width for purposes of ingress and egress from above-described land over the remaining lands of Albert C. Palmer to the Town Road which leads to State Highway No. 180. Said right of way to follow the road as now constructed.

HANCOCK

Meaning and intending to convey all and the same premises as conveyed from William W. Halliday and Mary Ruth Halliday to Peter Omlor by deed dated August 9, 2016 and recorded in the Hancock County Registry of Deeds in Book 6616, Page 57.

WITNESS my/our hand(s) and seal(s) this 26th day of September, 2024.

  
Witness

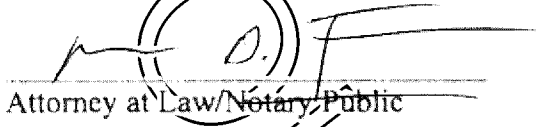
  
PETER OMLOR

STATE OF Maine

COUNTY OF Waldo ss.

September 26, 2024

Then personally appeared the above-named, Peter Omlor, and acknowledged the foregoing instrument to his/her/their free act and deed.

  
Attorney at Law/Notary Public

Print Name  
Miles D. Frieden  
Attorney at Law  
Bar No 003385

HANCOCK