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WARRANTY DEED

W. CHRISTIAN KOCH and JEAN-ALICE UEHLINGER KOCH ("Grantors"), husband and wife, both having a mailing address of P.O. Box 1614, Blue Hill, Maine 04614, for consideration paid GRANT to DAVID FULTON and MARSHA M. FULTON ("Grantees"), husband and wife, as JOINT TENANTS not TENANTS IN COMMON, both having a mailing address of 10 Ocean Avenue, Unit 409, Revere, Massachusetts 02151, with WARRANTY COVENANTS, all of their interest in a certain lot or parcel of land, together with the buildings and improvements thereon, situated in Blue Hill, Hancock County, Maine, being more fully described in Exhibit A attached hereto and made a part hereof.

WITNESS our hands and seals this 15th day of December, 2017.

W. Christian Koch

W: Christian Koch
Jean-Alice Uehlinger Koch

Jean-Alice Uehlinger Koch

STATE OF MAINE
COUNTY OF HANCOCK, ss.

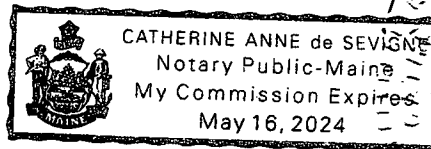
December 15 2017

Personally appeared the above-named W. Christian Koch and Jean-Alice Uehlinger Koch, and acknowledged the forgoing instrument to be their free act and deed.

Before me,

Catherine Anne de Sévigné

Notary Public
Printed Name: Catherine Anne de Sévigné



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EXHIBIT A

A certain lot or parcel of land, together with the buildings and improvements thereon, situated in Blue Hill, Hancock County, Maine, bounded and described as follows:

Beginning at a #6 rebar set on the westerly side of Route 177, said rebar marking the northeasterly corner of land now or formerly of Gulliver, Book 1608, Page 280; thence S. $86^{\circ} 29' 30''$ W., one hundred ninety and zero hundredths (190.00) feet, by and along the northerly line of land of said Gulliver to a #6 rebar set; thence S. $09^{\circ} 31' 30''$ E., three hundred and zero hundredths (300.00) feet, by and along the land of said Gulliver to a #6 rebar set at the base of a large tree at land now or formerly of Snow; thence S. $86^{\circ} 13' W.$, four hundred seventy-two and seventy-six hundredths (472.76) feet, by and along the northerly line of land now or formerly of said Snow and generally following the remains of an old stone wall and rail fence to a #6 rebar set at the corner of a rail fence, said rail fence also being on the easterly side of an old woods road; thence N. $03^{\circ} 46' W.$, seven hundred forty-nine and sixty hundredths (749.60) feet, by and along the remaining land of Mark Edward Lyon described in a deed recorded at the Registry in Book 1190, Page 510, to a point at or near the intersection of a stone wall and fence; thence S. $89^{\circ} 04' E.$, three hundred twenty-four and fifty hundredths (324.50) feet, generally following the remains of a stone wall and a fence to a point; thence N. $01^{\circ} 15' W.$, one hundred sixty-three and forty hundredths (163.40) feet, by and along the remaining land of Mark Edward Lyon to a point; thence N. $81^{\circ} 38' E.$, two hundred fifty-three and ninety hundredths (253.90) feet, by and along the remaining land of said Lyon, to a point on the westerly side of Route 177; thence S. $08^{\circ} 21' 30'' E.$, six hundred ten and eighty hundredths (610.80) feet, more or less, to the #6 rebar set at the point of beginning. Bearings of the above described lot are magnetic 1990 and were calculated from a description titled "Standard-Boundary Survey for Mark Edward Lyon, by Sage Collins Surveying, Inc., dated April 7, 1994".

Together with the grantor's right, title and interest in and to any land lying between the easterly line of the herein described lot and the legal limits of State Route 177.

EXCEPTING AND RESERVING the rights of the public to any portion of the above described lot contained within the legal limits of said State Route 177.

The hereinabove conveyed lot or parcel of land is conveyed subject to the following restrictive covenant (not condition subsequent) which shall run with the land, namely that the property may only be divided twice, to permit three single family residences.

Two portions of the hereinabove conveyed lot or parcel of land are conveyed subject to a restrictive covenant (not condition subsequent) which shall run with the land, and shall be for the benefit of remaining land of Mark Edward Lyon, described in a deed recorded at the Hancock County Registry of Deeds in Book 1190, Page 510, namely that only agriculturally related buildings shall be erected on the following two described lots or parcels of land, except that a driveway and utilities may be constructed across the lots in the event the property is further divided:

Together with the right to selectively cut trees on remaining land of Mark Edward Lyon, described in a deed recorded at the Hancock County Registry of Deeds in Book 1190, Page 510. Said cutting to be completed by a State of Maine licensed forester according to sound soil erosion prevention and shall take into consideration the natural beauty of said land of Mark Edward Lyon. Said selective cutting shall be limited to a seventy-five (75) foot wide area contiguous to the westerly line of Lot 2 as described above.

ALSO CONVEYING the same premises described in a deed from Mark Edward Lyon to Gail W. White, dated January 31, 1996, recorded at the Hancock County Registry of Deeds in Book 2494, page 38.

ALSO CONVEYING all interest of Gail W. White in and to a Right of First Refusal between Mark E. Lyon and Gail White, dated February 28, 1996, recorded at the Hancock County Registry of Deeds in Book 2501, Page 107.

Meaning and intending to convey and hereby conveying the premises conveyed by deed dated May 12, 2004 from Gail W. White to W. Christian Koch and Jean-Alice Uehlinger Koch and recorded in the Hancock County Registry of Deeds in Book 3913, Page 321.

COCK COUNTY