

19825

QUITCLAIM DEED WITH COVENANT

KNOW ALL MEN BY THESE PRESENTS, that We, **ROBERT J. BARRETT, III** and **CATHERINE M. BARRETT**, both of Palm Beach, Florida, with a mailing address of 340 Royal Poinciana Way, Suite 341, Palm Beach, FL 33480, for consideration paid, GRANT to **RICHARD J. MARTIN** and **CAROL J. MARTIN**, whose mailing address is P.O. Box 399, Hampden, ME 04444, as JOINT TENANTS, with QUITCLAIM COVENANT, a certain lot or parcel of land, together with the buildings thereon, situated on Northeast Cove in Green Lake, City of Ellsworth, Hancock County, Maine, as described in Exhibit A annexed hereto, incorporated herein and made a part hereof.

Together with all rights, easements, privileges and appurtenances belonging to the granted estate.

WITNESS our hand and seal this 12th day of Nov., 1998.

Robert J. Barrett, III
Robert J. Barrett, III

Catherine M. Barrett
Catherine M. Barrett

STATE OF MAINE
COUNTY OF HANCOCK

12, 1998

Personally appeared the above named Robert J. Barrett, III and Catherine M. Barrett and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Michael C. Rose
Notary Public/Attorney at Law

Michael C. Rose
Notary: Print or Type Name

My Commission Expires:

MAINE REAL ESTATE
TRANSFER TAX PAID

EXHIBIT A TO QUITCLAIM DEED WITH COVENANT
FROM ROBERT J. BARRETT, III AND CATHERINE M. BARRETT
TO RICHARD J. MARTIN AND CAROLYN J. MARTIN

A certain lot or parcel of land, together with the buildings thereon, situated on Northeast Cove in Green Lake, Ellsworth, Hancock County, Maine, bounded and described as follows:

Beginning at an iron pin set in the ground at the southeast corner of a lot of land described in a November 12, 1982, deed from Virginia F. Davis to Sandra D. McInnis, recorded in the Hancock County, Maine, Registry of Deeds in Book 1449, Page 566 (third parcel); thence South forty-two degrees twenty-six minutes West (S. 42° 26' W.), two hundred seventy-one and twenty-two one-hundredths (271.22) feet to an iron pin set in the ground; thence continuing the same bearing, seventeen (17) feet, more or less, to a point on the shore line of Green Lake; thence Northerly, following said shore line, three hundred twenty (320) feet, more or less, to a point; thence North fifty-nine degrees three minutes East (N. 59° 03' E.) seventeen (17) feet, more or less, to an iron pin set in the ground; said pin bearing North twenty-one degrees forty-four minutes West (N. 21° 44' W.) and two hundred fifty-nine and fifteen one-hundredths (259.15) feet from the last mentioned iron pin; thence North fifty-nine degrees three minutes East (N. 59° 03' E.), two hundred forty-four and thirty-five one-hundredths (244.35) feet to an iron pin set in the ground; thence South twenty-two degrees forty minutes East (S. 22° 40' E.), one hundred eighty and sixteen one-hundredths (180.16) feet to the place of beginning. Containing one and thirty-eight one-hundredths (1.38) acres.

Being a portion of the Second and Third Parcels in the above-said Warranty Deed from Virginia F. Davis to Sandra D. McInnis.

TOGETHER with the following rights-of-way:

1. A right-of-way from the Gary Moore Road, so-called, a public way, over the old Simon Garland Road, so-called, as conveyed in two December 21, 1954, Quitclaim Deeds from Leon H. Brown recorded in Book 765, Page 170 and 171.
2. A 10-foot right-of-way described as follows in an October 1, 1976, Deed from Harry I. Keiser recorded in Book 1270, Page 151:

Beginning on the Westerly side of the Right-of-Way leading from the County Road to the Lot herein and other Lots on the shore of said Green Lake; thence running in a generally Westerly direction to a point which bears S 43° 45' E 50 feet from the Northeast corner of the Lot herein above described; thence S 25° W 90 feet more or less, to the Northern boundary line of the Lot herein above described, together with the further right, during construction of a road only, to remove boulders and stones within an area 25 feet of the center line above described.

For Grantors' source of title reference may be had to the following four (4) deeds:

- (1) Warranty Deed from Sandra D. McInnis to Robert J. Barrett, III, dated September 19, 1985 and recorded in the Hancock County Registry of Deeds in Book 1555, Page 460;
- (2) Those premises described as the FIRST LOT in a Quit-Claim Deed With Covenant from Robert J. Barrett, III, to RJB, Inc., dated August 18, 1988 and recorded in the Hancock County Registry of Deeds in Book 1710, Page 147;
- (3) Deed from RJB, Inc. to Robert J. Barrett, III, recorded in the Hancock County Registry of Deeds in Book 1811, Page 444; and
- (4) Deed from Robert J. Barrett, III to Robert J. Barrett, III and Catherine M. Barrett, dated May 16, 1995 and recorded in the Hancock County Registry of Deeds in Book 2389, Page 279.

Catherine M. Barrett, owner of premises described in a deed from Charles L. Kelley, Jr., dated December 9, 1997 as recorded in the Hancock County Registry of Deeds on February 6, 1998 in Volume 2708, Page 517, agrees that if her property as described in the above deed is placed on the market for sale that said Catherine M. Barrett will give Richard J. Martin and Caroline J. Martin notice of the fact that the property is on the market at the last address she has been given for the Martins. The Martins will have sixty (60) days from the date of the written notice forwarded by Catherine M. Barrett to the Martins to purchase the property at an agreed upon price. An Affidavit from Catherine M. Barrett indicating that she has given notice in accordance with this provision and that the Martins' offer has not been accepted and complied with in the sixty (60) day time period shall be conclusive evidence of compliance with the conditions stated herein.

98 NOV 16 AM 9:16

REGISTER OF DEEDS
HANCOCK COUNTY SS.

Marilyn Blomquist

REGISTER

Ret: Cuddy Stal-B

21276

QUITCLAIM DEED WITH COVENANT

GEORGE H. ANDERSON and ELEANOR ANDERSON, of Ellsworth, Hancock County, State of Maine, for consideration paid, grant to **RICHARD J. MARTIN and CAROLINE J. MARTIN**, husband and wife, of Ellsworth, Hancock County, State of Maine, with Quitclaim Covenant, as joint tenants, the land together with any buildings or improvements thereon in Ellsworth, Hancock County, State of Maine, described as follows:

Beginning at a found #6 rebar representing the southeast corner of land described in deed of Robert J. Barrett, III to Robert J. Barrett, III and Catherine M. Barrett, dated May 16, 1995 and recorded in Book 2389, Page 279 of the Hancock County Registry of Deeds; thence along the westerly line of land formerly owned by Diamond International, S 20-17 E a distance of 49.88 feet to a point being S 69-43 W a distance of 3.49 feet from a #4 rebar set; thence S 69-43 W a distance of 95.68 feet to a #4 rebar set on the southerly line of Barrett, said rebar being N 42-11 E a distance of 76.6 feet from a found iron pipe on said line; thence N 42-11 E a distance of 107.90 feet to the point of beginning. Containing 2386 square feet.

The above description was based upon a survey performed by David B. Pooler, PLS #2094 of Holden, Maine.

Meaning and intending to describe a portion of land described in deed of Harry R. Keiser to George H. Anderson and Eleanor Anderson dated September 14, 1977 and recorded in Book 1298, Page 313 of the Hancock County Registry of Deeds.

The Grantees' mailing address is Black Island Road, Ellsworth, Maine 04605.

WITNESS our hands and seals this ____ day of December, 1998.

WITNESS:

Harry S. Jones III
Harry S. Jones III

George H. Anderson
 GEORGE H. ANDERSON
Eleanor R. Anderson
 ELEANOR ANDERSON

MAINE REAL ESTATE
 TRANSFER TAX PAID

STATE OF MAINE
COUNTY OF

, ss.

December , 1998

Then personally appeared the above-named George H. Anderson and Eleanor Anderson and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Name:

Harry S. Jones III

Notary Public
Maine Attorney-at-Law

66654-1.ejb

HARRY S. JONES III
Notary Public, State of Maine
My Commission Expires Feb. 13, 2001

SEAL

LET: Richard J. Martin, P.O. Box 399, Hampden, 04444

98 DEC -8 PM 12:41

REGISTER OF DEEDS
HANCOCK COUNTY SS.

Marilyn Blomquist

REGISTER

QUITCLAIM DEED WITH COVENANT

WILLIAM HUNTER McDOWELL, II, THOMAS GILES McDOWELL, and JOHN BAPTIE McDOWELL, of Ellsworth, Hancock County, State of Maine, for consideration paid, grant to **RICHARD J. MARTIN and CAROLINE J. MARTIN**, husband and wife, of Ellsworth, Hancock County, State of Maine, with Quitclaim Covenant, as joint tenants, the land together with any buildings or improvements thereon in Ellsworth, Hancock County, State of Maine, described as follows:

A certain lot or parcel of land, situated in Ellsworth, County of Hancock, State of Maine, bounded and described as follows, to wit:

Beginning at a found #6 rebar representing the northeasterly corner of land described in deed of Catherine M. Barrett to Richard J. Martin and Caroline J. Martin, dated January 24, 1999 and recorded in the Hancock County Registry of Deeds in Book 2814, Page 88; thence along the easterly line of Martin, S 22° 41' 33" E a distance of 258.05 feet to the northeast corner of land described in deed of Robert J. Barrett and Catherine M. Barrett to Richard J. Martin and Caroline J. Martin, dated November 12, 1998 and recorded in Book 2783, Page 491; thence along the easterly line of Martin, S 22° 23' 49" E a distance of 179.76 feet to a found #6 rebar set at the northerly corner of land described in deed of Harry R. Kiser to George H. Anderson and Eleanor Anderson, dated September 14, 1977 and recorded in Book 1298, Page 313 and the northerly corner of land described in deed of George H. Anderson and Eleanor Anderson to Richard J. Martin and Caroline J. Martin, dated December __, 1998 and recorded in Book 2790, Page 223; thence along the easterly line of Martin and Anderson S 20° 17' 00" E a distance of 90 feet, more or less, to the northwesterly line of the graveled driveway of Anderson and the northwesterly line of Balsam Way, so called; thence northeasterly along the northwesterly line of Balsam Way a distance of 230 feet, more or less, to the westerly line of the graveled way of Black Island Way, so called; thence northwesterly along the westerly line of said Black Island Way, a distance of 565 feet, more or less, to the southerly line of the graveled way of Island View Way; thence along the southerly line of said Island View Way, a distance of 245 feet, more or less, to the northeasterly line of land described in deed of Donald C. Lux and Jane F. Lux to John R. Flegal and Diane Flegal, dated August 20, 1984 and recorded in Book 1510, Page 74; thence along the northeasterly line of Flegal, S 43° 40' 34" E a distance of 34.5 feet, more or less, to the point of beginning. Containing 1.85 acres, more or less.

MAINE REAL ESTATE
TRANSFER TAX PAID

EXCEPTING and reserving a public overhead utility line running through portions of the above described parcel and portions of the above described ways for the right to maintain said ways.

Meaning and intending to convey a portion of the land described in a deed of P.L.F., Inc. to William Hunter McDowell, II, Thomas Giles McDowell, and John Baptie McDowell, dated August 8, 1994, and recorded in Book 2296, Page 52 of the Hancock County Registry of Deeds.

The Grantees' mailing address is 83 Black Island Way, Ellsworth, Maine 04605.

WITNESS our hands and seals this 25th day of August, 2000.

WITNESSES:

Joanne E. Hopkins

Joanne E. Hopkins

Joanne E. Hopkins

William Hunter McDowell II

WILLIAM HUNTER McDOWELL, II

Thomas Giles McDowell

THOMAS GILES McDOWELL

John Baptie McDowell

JOHN BAPTIE McDOWELL

(B.M.)

STATE OF MAINE
COUNTY OF HANCOCK

August 25, 2000

Then personally appeared before me the above-named William Hunter McDowell, II, Thomas Giles McDowell, and John Baptie McDowell and acknowledged the foregoing instrument to be their free act and deed.

Amy L. Wescott
Name:

Notary Public
Maine Attorney-at-Law

SEAL

HANCOCK COUNTY

124786-1

Amy L. Wescott
Commission expires June 6, 2002

-P
Ret: Caroline J. Martin
83 Black Is. Way - E

DEED OF SALE BY PERSONAL REPRESENTATIVE

Stephen D. Anderson, whose mailing address is 19 North Street, Portland, ME 04101, duly appointed and acting **Personal Representative of the Estate of Eleanor Ruth Anderson**, deceased, testate, as shown by the probate records of the County of Hancock, Maine, (and not having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, such notice not being required under the terms of the decedent's will), by the power conferred by law, and every other power, for consideration paid grant to **Richard J. Martin** and **Caroline J. Martin**, husband and wife, whose mailing address is 83 Black Island Way, Ellsworth, ME 04605, AS JOINT TENANTS, a certain lot or parcel of land with buildings thereon, situated in Ellsworth, Hancock County, Maine, bounded and described in Exhibit A attached hereto and made a part hereof.

WITNESS my hand this 15th day of August, 2018.

Estate of Eleanor Ruth Anderson

By: Stephen D. Anderson

Stephen D. Anderson
Personal Representative

STATE OF MAINE
CUMBERLAND, ss.

August 15, 2018

Then personally appeared the above named Stephen D. Anderson, in her said capacity, and acknowledged the foregoing instrument to be his free act and deed.

Shane L. Fitzgerald
Notary Public

Print of Stamp name of notary: _____

Shane L. Fitzgerald

My commission expires **Notary Public • State of Maine**
My Commission Expires August 26, 2020

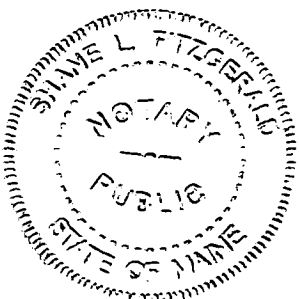


EXHIBIT A

A certain lot or parcel of land with buildings thereon, situated in Ellsworth, Hancock County, Maine, bounded and described

Beginning at an iron pipe set in the ground on the easterly shore of Green Lake, said iron pipe marking the northwest cornerbound of land now or formerly of Levandowsky; thence North $42^{\circ} 33'$ East by and along said land of Levandowsky 171.30 feet to an iron pipe set in the ground; thence North $42^{\circ} 35'$ East 100 feet to the Westerly line of land of Diamond International; thence North $20^{\circ} 17'$ West by and along the westerly line of said land of Diamond International 157.5 feet to a point; thence South $42^{\circ} 11'$ West 184.9 feet to an iron pipe set in the ground marking the Southeast corner of land now or formerly of Furbush and Hurd; thence continuing same course South $42^{\circ} 11'$ West and always following said land of Furbush and Hurd 82.53 feet to an iron pipe set in the ground on the Easterly shore of Green Lake; thence generally southeasterly and always following the waters of Green Lake 157.74 feet, more or less, to point of beginning.

The above courses and distances are in accordance with a survey by Maine Land Services of Brewer, Maine, completed in March of 1976.

Excepting and reserving a right of way as it now exists and is laid out on the surface of the earth to be used in common with the Harry R. Keiser, his heirs and assigns and others, their heirs and assigns who have a right to use the said right of way.

Excepting from the above described premises the land described in a deed from George H. Anderson and Eleanor Anderson to Richard J. Martin and Caroline J. Martin recorded December 8, 1998 in the Hancock County Registry of Deeds in Book 2790, Page 223.

Being a portion of the premises described in a deed from Harry R. Keiser to George H. Anderson and Eleanor Anderson, as joint tenants, dated September 14, 1977 and recorded in said Registry of Deeds in Book 1298, Page 313. The said George H. Anderson died April 19, 2007, and title to the above described premises vest in Eleanor Anderson as the surviving joint tenant.