

OR BK 6672 PGS 21 - 25
INSTR # 2016017823
HANCOCK COUNTY, ME

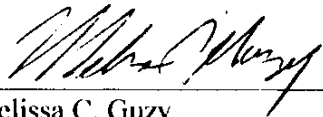
11/16/2016 01:35:28 PM
JULIE A. CURTIS
REGISTER OF DEEDS

QUITCLAIM DEED WITH COVENANT

KNOW ALL BY THESE PRESENTS, that **Melissa C. Guzy**, with a mailing address of 7768 Lakeside Boulevard, Apt. 533, Boca Raton, FL 33434, for consideration paid, **GRANTS** to **Finlay Holdings, LLC**, a Delaware limited liability company, with a mailing address of 7768 Lakeside Boulevard, Apt. 533, Boca Raton, FL 33434, with QUITCLAIM COVENANT, certain lots or parcels of land, together with any improvements thereon, situated in the Town of Mount Desert, County of Hancock, State of Maine, described in Exhibit A incorporated hereto and made a part hereof.

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

WITNESS my hand and seal this 14th day of October, 2016.


Melissa C. Guzy

STATE OF _____
COUNTY OF _____, 2016

Personally appeared the above named Melissa C. Guzy and acknowledged the foregoing instrument to be her free act and deed.

Before me,

SEE ATTACHED
Notary Public

SEE ATTACHED
Notary: Print or Type Name
My Commission Expires:

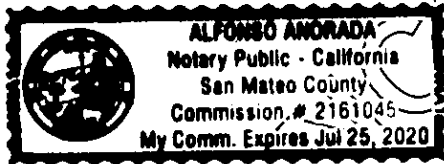
ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this Certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of SAN MATEO } SS.On OCTOBER 11, 2016, before me, ALFONSO ANDRADA, Notary Public,
DATEpersonally appeared MELISSA C. GOZY, who proved to me on the

basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

PLACE NOTARY SEAL IN ABOVE SPACE

NOTARY'S SIGNATURE

OPTIONAL INFORMATION

The information below is optional. However, it may prove valuable and could prevent fraudulent attachment of this form to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER _____
☐ PARTNER(S) _____
☐ ATTORNEY-IN-FACT
☐ GUARDIAN/CONSERVATOR
☐ SUBSCRIBING WITNESS
☐ OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENTDECLARATION

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER (PRINCIPAL) IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

RIGHT
THUMBPRINT
OF
SIGNER

OTHER



EXHIBIT A

Certain lots or parcels of land, together with the buildings thereon, situated at Northeast Harbor in the Town of Mount Desert, Hancock County, Maine, being further bounded and described as follows:

PARCEL ONE: A certain lot or parcel of land, together with the buildings thereon, situated at Northeast Harbor, in the Town of Mount Desert, Hancock County, Maine, being all and the same premises as described in the Quitclaim Deed with Covenant from Keith S. Graves and Nancy E. Graves to Darrel James Guzy, Jr. and Melissa C. Guzy, Trustees of the Guzy Family Trust dated March 30, 2005, deed dated July 2, 2007, recorded in the Hancock County Registry of Deeds in Book 4799, Page 183, being further bounded and described as follows, to wit:

"A certain lot or parcel of land, together with the buildings thereon and improvements thereon, situated in that part of the Town of Mount Desert known as Northeast Harbor, Hancock County, Maine, being all and the same premises described as conveyed in the Quitclaim Deed With Covenant from Clayton E. Wallace and Gail C. Wallace to Harriet Whittington, dated September 30, 1992 and recorded in the Hancock County Registry of Deeds in Book 2004, Page 309 as follows:

'A certain lot or parcel of land, together with the buildings thereon, situated in that part of the Town of Mount Desert, Hancock County, Maine, known as Northeast Harbor, bounded and described as conveyed in the deed from Ruth L. Sleeper to Girland Robinson and Vinnie B. Robinson dated August 15, 1961 and recorded in Book 892, Page 111 of the Hancock County, Maine, Registry of Deeds as follows:

FIRST LOT: A certain lot or parcel of land situated at Northeast Harbor, in the Town of Mount Desert, bounded and described as follows, to wit: Beginning at a stake in the east line of a private way or now or formerly of Manson Manchester leading north from Neighborhood Road, said stake being eighty-five feet northerly from a stake in the north line of said Neighborhood Road; thence from first mentioned stake South seventy-nine degrees thirty minutes east (by compass as of December 1927) seventy feet more or less to the west line of land now or formerly of Joy et als; thence northerly following the said Joy's west line fifty (50) feet to a stake marking the southeast corner of a lot conveyed by said Manson Manchester to Harry C. Bickford on December 7, 1927; thence north seventy-nine degrees thirty minutes west seventy-six feet more or less to the east line of said right of way; thence southerly following the east line of said right of way fifty feet to the place of beginning containing three thousand six hundred fifty square feet more or less. Together with the buildings thereon.

Together with and as appurtenant to the herein conveyed lot, a right of way sixteen and five tenths feet in width along the west side of said lot, southerly to Neighborhood Road. Said way to be used for all purposes of a way and in common with all other persons having similar rights therein.”

PARCEL TWO: Certain lots or parcels of land, together with the buildings thereon, situated at Northeast Harbor, in the Town of Mount Desert, Hancock County, Maine, being all and the same premises described as conveyed in the Corrective Deed with Quitclaim Covenant from Keith S. Graves and Nancy E. Graves to Darrel James Guzy, Jr. and Melissa C. Guzy, Trustees of the Guzy Family Trust, U/D/T March 30, 2005, deed dated January 23, 2008, recorded in Book 4951, Page 316 of the Hancock County Registry of Deeds, being further bounded and described as follows, to wit:

“All that real property as described in a Deed from Girland Robinson and Vinnie B. Robinson to Richard E. Graves and Mary Jane Graves dated March 21, 1964 and recorded in Book 953, Page 393, Hancock County, Maine, Registry of Deeds as follows:

‘FIRST LOT: Beginning at a stake in the east line of a private way of Manson Manchester, said stake marking the northwest corner of a lot conveyed by the said Manchester to William W. Black, said stake being one hundred thirty-five feet northerly from a stake in the north line of Neighborhood Road; thence south seventy-nine degrees thirty minutes east, but always following the north line of land of said Black seventy-six feet more or less to a stake in the west line of land now or formerly of Joy; thence generally northerly but always following the west line of land now or formerly of said Joy forty-nine and five tenths feet; thence north seventy-nine degrees thirty minutes west eighty-two feet more or less to the east line of said right of way or private road; thence generally southerly following the east line of said private road forty-eight and three tenths feet to the place of beginning containing thirty-eight hundred and fifteen square feet more or less.

Together with and as appurtenant to the herein conveyed lot, a right of way sixteen and five tenths feet in width along the west side of the herein conveyed lot, generally southerly to said Neighborhood Road. Said way to be used for all purposes of a way and in common with all others having rights therein.

SECOND LOT: Beginning at an iron pipe set in the ground at the northwest corner of a lot of land deeded by Manson Manchester to Harry Chase Bickford, December 17, 1927, and recorded in the Hancock County Registry of Deeds in Book 619, Page 251, said iron pipe being on the easterly side of a right of way; thence South seventy-eight degrees forty-two minutes East, but everywhere following the northerly line of land of said Harry Chase Bickford, eighty-two feet to

an iron pipe set in the ground in line of land now or formerly of L. Elrie Holmes and C. D. Joy; thence North eighteen degrees thirty-one minutes East, but everywhere following the West line of said land now or formerly of L. Elrie Holmes and C. D. Joy, seventy-eight and eighty-nine hundredths feet to a stone post set in the ground at the northeast corner of the lot herein described as conveyed; thence south eighty-five degrees twenty-nine minutes West; but everywhere following line of land of C. D. Joy, fifty-four and ninety-two hundredths feet to a stone post set in the ground at the common corner between land of C. D. Joy and land of Lora Whitmore; thence on same course, to wit, South eighty-five degrees twenty-nine minutes West, but everywhere following line of land of Lora Whitmore, forty and three tenths feet to a stone post set in the ground; thence South eleven degrees thirty-seven minutes West, fifty-two and three tenths feet to the iron pipe, the point of beginning, containing five thousand four hundred twenty-five square feet more or less.

Together with and as appurtenant to said above described lot of land, a right of way for all purposes of a way, over a strip of land sixteen and one-half feet in width, the eastern line of which is described as follows: Beginning at the northwest corner of the herein described lot of land and running South eleven degrees thirty-seven minutes West two hundred thirty-five and six tenths feet to the north side of the Neighborhood Road. Said right of way hereinabove granted shall be used in common with all persons having similar rights therein.

The lot hereinabove described as conveyed being the eastern portion of Lot No. 5 on Plan showing the division of the Estate of Flora B. Manchester, dated June 8, 1935, which plan is recorded in the Registry of Deeds for Hancock County, and the right of way herein described being the extension northerly of the right of way shown on said plan.

MEANING AND INTENDING TO CONVEY and hereby conveying all and the same premises described as the Second and Third Lots in deed from Ruth L. Sleeper to Girland Robinson and Vinnie B. Robinson dated August 15, 1961, recorded in Book 892, Page 111 of the Hancock County Registry of Deeds."

⑤ M. ROSS LO