QuitClaim Deed with Covenant

William A. Sanborn and Kelley Rush Sanborn of 86 Frenchman's Hill West, Bar Harbor ME 04609 for consideration paid, grant to Ronan McLoughlin and Shelagh McLoughlin as joint tenants, of PO Box 1183, Southwest Harbor ME 04679, with QuitClaim Covenant, the following land together with the buildings thereon located in Town Hill, Town of Bar Harbor, Hancock County, Maine, more particularly described in the release deed from James L. Sanborn and Carolyn R. Whalen to William A. Sanborn and Kelley Rush Sanborn dated May 28, 2002 and recorded in the Hancock County Registry of Deeds in Book 3352, Page 52, as follows, to wit:

"FIRST LOT: A certain lot or parcel of land, together with the buildings thereon, situated in Bar Harbor, Hancock County, Maine, bounded and described in the deed from Lawrence D. Leonard to James L. Sanborn and Hazel M. Sanborn dated January 31, 1959 and recorded in Book 832, Page 381 of the Hancock County, Maine, Registry of Deeds as follows, to wit:

"Beginning on the easterly side of the public road leading from Town Hill to Indian Point in said Bar Harbor, at a piece of water pipe driven in the ground; thence south twenty-five degrees thirty minutes east one hundred fifty feet to a piece of pipe driven in the ground; thence north fifty-nine degrees thirty minutes east one hundred fifty feet, more or less, to the southerly line of land now or formerly of A. S. Bunker; thence north twenty-five degrees thirty minutes west one hundred fifty-feet, but always following the said A. S. Bunker's southerly line, to a point twenty feet easterly from the center of the said public road as now used; thence continuing said course to the easterly side of said road; thence southerly following the easterly side of said road one hundred fifty feet more or less, to a point bearing north twenty-five degrees thirty minutes west from the place of beginning; thence from said point south twenty-five degrees thirty minutes east to the place of beginning, it being about twenty feet easterly from the center of the present traveled read, and containing one-half acre, more or less.

Meaning and intending to convey and hereby conveying all and the same land described as conveyed in deed from Durlin E. Lunt et als to Lawrence D. Leonard dated September 25, 1948, and recorded in Book 724, Page 142 of the Hancock County, Registry of Deeds."

SECOND LOT: A certain lot or parcel of land, together with the buildings thereon, situated in Bar Harbor, Hancock County, Maine, bounded and described in the deed from James Wentworth and Nancy Wentworth to James L. Sanborn and Hazel M. Sanborn recorded In Book 1273, page 414 of the Hancock County, Maine, Registry of Deeds as follows, to wit:

"Beginning at an iron pipe driven into the ground, said iron pipe marks the easterly corner of land conveyed by Lawrence D. Leonard to James L. Sanborn and Hazel M. Sanborn under quitclaim deed dated January 31, 1959 and recorded in Book 832, Page 381

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of the Hancock County, Maine, Registry of Deeds, said iron pipe also marks the southerly corner of land now or formerly owned by Max Palmer and the westerly corner of land now or formerly owned by Adam St. Pierre: thence South twenty-nine degrees twelve minutes East (S. 29° 12' E.), but everywhere following the southwesterly side line of said land now or formerly of Adam St. Pierre one hundred forty-eight and seven tenths (148.7) feet, more or less, to an iron pipe set in the ground, said iron pipe marks the intersection of the southern corner of land of Adam St. Pierre with the westerly corner of land now or formerly owned by Jesse Hamblen and the northerly corner of land now or formerly owned by Wentworth; thence South sixty degrees sixteen minutes West (S. 60° 16' W.) but always following the northwesterly side line of land of Wentworth one hundred fifty (150) feet, more or less, to an iron pipe driven into the ground, thence North twenty-nine degrees twelve minutes West (N. 29° 12' W.) one hundred forty-eight and seven tenths (148.7) feet, more or less, to a point, said point is located at the southerly corner of said land of James L. Sanborn and Hazel M. Sanborn; thence North sixty degrees sixteen minutes East (N. 60° 16' E.), but always following the southeasterly side line of said land of James L. Sanborn and Hazel M. Sanborn one hundred fifty (150) feet to the place of beginning. Containing .51 acres and being Parcel 2 as shown of Plan of Land entitled "Plan Showing Property at Town Hill Bar Harbor, Maine July-1976 for James L. & Hazel M. Sanborn" prepared by Robert Raynes, R.L.S.

The above described premises are a portion of the land described as conveyed by Carolyn Leonard to James A. Wentworth and Nancy P. Wentworth by warranty deed dated November 15, 1968 and recorded in Book 1071, Page 67 of the Hancock County, Maine, Registry of Deeds."

Witness my hand and seal this 22 day of March, 2007

William A. Sanborn

Kelley Rush Sanborn

State of Maine
County of Hancock, ss

March 22, 2007

Then personally appeared before me the above-named William A. Sanborn and acknowledged the foregoing instrument to be his free act and deed.

Nathaniel R. Fenton
~~Philip C. Worden, Esq.~~ NATHANIEL R. FENTON
Attorney at Law
~~P.O. Box 1009~~
~~Northeast Harbor, Maine 04662~~

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