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KNOW ALL MEN BY THESE PRESENTS,

MAINE REAL ESTATE
TRANSFER TAX PAID

That we, SCOTT F. RICHARDSON of Otter Creek, in the Town of Mount Desert, Hancock County, Maine, and ANNE S. RICHARDSON, also known as Anne M. Richardson, of Littleton, Arapahoe County, Colorado, for consideration paid, grant to MARY ALICE ELEPHERIOU of Otter Creek in the Town of Mount Desert, Hancock County, Maine, with QUITCLAIM COVENANT, a certain lot or parcel of land situated partially in the Town of Mount Desert, Hancock County, Maine, and partially in the Town of Bar Harbor, Hancock County, Maine, bounded and described as follows, to wit:

Beginning at an iron bolt driven into the ground on the westerly side line of State Highway Route No. 3 at a point which bears South twelve degrees thirty-two minutes West (S. 12° 32' W.) of and approximately four hundred twenty (420) feet distant from the southwesterly corner of land now or formerly owned by Ernest Young; thence South eighty-eight degrees forty-nine minutes West (S. 88° 49' W.) ninety-five and fifty-two hundredths (95.52) feet to an iron bolt driven into the ground; thence North seventy-two degrees forty-four minutes West (N. 72° 44' W.) two hundred twenty-eight and twenty-six hundredths (228.26) feet to an iron bolt driven into the ground on the easterly side line of land owned by the United States of America; thence South fifteen degrees six minutes West (S. 15° 06' W.) but always following the easterly side line of the said land owned by the United States of America, one hundred ninety-three and four hundredths (193.04) feet to an iron bolt driven into the ground; thence South eighty-three degrees eight minutes East (S. 83° 08' E.) two hundred seventy-seven and sixty-three hundredths (277.63) feet to an iron bolt driven into the ground; thence South forty-one degrees seven minutes East (S. 41° 07' E.) fifty-one and seventy-two hundredths (51.72) feet to an iron bolt driven into the ground; thence South seventy-five degrees nineteen minutes East (S. 75° 19' E.) eleven (11) feet to an iron bolt driven into the ground on the westerly side line of the aforementioned State Highway; thence North twelve degrees thirty-two minutes East (N. 12° 32' E.), but always following the westerly side line of the said State Highway, two hundred and thirty-two hundredths (200.32) feet to the herein first mentioned iron bolt driven into the ground being the point of beginning. Containing 1.27 acres of which 0.69 acre is situated in the Town of Mount Desert and 0.58 acre is situated in the Town of Bar Harbor.

SUBJECT to a right of way reserved in a deed from Donald G. Smith to Scott F. Richardson and Anne S. Richardson dated September 30, 1982, and recorded in Book 1447, Page 24 of said Registry, as appurtenant to each and every portion of the said Donald G. Smith's remaining land situated to the north of and contiguous to the herein conveyed premises, a right of way for all purposes of a way including the transmission of above and/or below ground utilities, over that portion of the herein conveyed premises bounded and described as follows, to wit:

Beginning at the iron bolt driven into the ground on the westerly side line of the said State Highway at the northeasterly corner of the herein conveyed premises; thence South eighty-eight

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degrees forty-nine minutes West (S. 88° 49' W.) ninety-five and twenty-two hundredths (95.22) feet to an iron bolt driven into the ground; thence South seventy-three degrees twenty-eight minutes East (S. 73° 28' E.) sixty-three and eight tenths (63.8) feet to a point; thence North eighty-eight degrees forty-nine minutes East (N. 88° 49' E.) thirty (30) feet to a point on the westerly side line of the said State Highway; thence North twelve degrees thirty-two minutes East (N. 12° 32' E.), but always following the westerly side line of the said State Highway, twenty (20) feet to the iron bolt driven into the ground at the northeasterly corner of the herein conveyed premises.

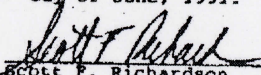
The herein conveyed premises are hereby conveyed together with, and as appurtenant thereto, an easement to install, maintain, repair and replace an underground sewer line in that portion of Donald G. Smith's remaining land bounded and described as follows, to wit:

Beginning at the iron bolt driven into the ground on the westerly side line of the said State Highway at the southeasterly corner of the herein conveyed premises; thence North seventy-five degrees nineteen minutes West (N. 75° 19' W.) eleven (11) feet to an iron bolt driven into the ground; thence North forty-one degrees seven minutes West (N. 41° 07' W.) fifty-one and seventy-two hundredths (51.72) feet to an iron bolt driven into the ground on the Mount Desert-Bar Harbor Town line; thence North eighty-three degrees eight minutes West (N. 83° 08' W.) fourteen and eighty-three hundredths (14.83) feet to a point; thence South forty-one degrees seven minutes East (S. 41° 07' E.) eighty-three and sixty-nine hundredths (83.69) feet to a point on the westerly side line of the said State Highway; thence North twelve degrees thirty-two minutes East (N. 12° 32' E.) but always following the westerly side line of the said State Highway, twenty (20) feet to the iron bolt driven into the ground at the southeasterly corner of the herein conveyed premises.


The herein conveyed premises (which are a portion of the land described as conveyed in the deed dated June 19, 1953, recorded in Book 756, Page 23 at the Hancock County, Maine, Registry of Deeds from John D. Rockefeller, Jr. et al to the said Donald G. Smith) are depicted on a survey prepared in July, 1982, by Robert Raynes, R.L.S. of Bar Harbor, Maine, which survey is captioned "Plan Showing Property For Donald Smith At Mount Desert & Bar Harbor, Maine . . ."

Meaning and intending hereby to convey the same premises described as conveyed in a deed from Donald G. Smith to the Grantors herein dated September 30, 1982 and recorded in the Hancock County Registry of Deeds, Book 1447, Page 24.

WITNESS our hands this 6th day of June, 1991.



Scott F. Richardson



Anne S. Richardson