

H
A
N
C
O
C
K

RELEASE DEED

JAMES M. VEKASI and MARY L. VEKASI, mailing address 15 Salem Towne Road, Southwest Harbor, ME 04679, release to **MARY L. VEKASI and JAMES M. VEKASI, TRUSTEES OF THE MARY L. VEKASI TRUST**, dated August 20, 2012, or their successors, mailing address 15 Salem Towne Road, Southwest Harbor, ME 04679, all the Grantors' right, title and interest, in and to two certain lots or parcels of land, together with any improvements thereon, situated in the Town of Southwest Harbor, Hancock County, Maine, being the same premises bounded and described in a two Deeds from Gerald L. Walls, *et al* to the Grantors, dated October 18, 1991 and recorded with the Hancock County, Maine Registry of Deeds in Book 1889, Page 458 and Book 1889, Page 460, wherein the premises are more fully described.

The Grantors have hereunto set their hands and seals this 22nd day of August, 2012.

J. M. Vekasi

JAMES M. VEKASI
Mary L. Vekasi

MARY L. VEKASI

STATE OF MAINE
COUNTY OF HANCOCK

August 22, 2012

Personally appeared before me the above JAMES M. VEKASI and MARY L. VEKASI and each acknowledged the foregoing instrument to be his or her free act and deed.

W. Jeanne Jones

Notary Public/Attorney at Law

W. Jeanne Jones
Notary Public, Maine
My Commission Expires March 28, 2014
Type or print name of official

H
A
N
C
O
C
K

IN
E/Jeff Jones

EX 18896458

14335
QUITCLAIM DEED
(with Covenant)

MAINE REAL ESTATE
TRANSFER TAX PAID

GERALD A. WALLS and Jo ANN SURLS WALLS, husband and wife, HCR 33, Box 118, Bass Harbor, ME 04653, for consideration paid, grant to JAMES M. VEKASI and MARY L. VEKASI, husband and wife, RR #1, Box 6000, Apt. #9, Bar Harbor, ME 04609, as joint tenants, with QUITCLAIM COVENANT, a certain lot or parcel of land with any and all structures and improvements thereon, in the Town of Southwest Harbor, Hancock County, Maine, being the same premises as described in the deed from WORCESTER ASSOCIATES to Gerald Walls and Jo Ann Surles Walls dated September 11, 1987, recorded in Book 1662, Page 315 of the Hancock County Registry of Deeds, situated in the Town of Southwest Harbor, Hancock County, Maine, easterly of Long Pond Road, so-called, and adjacent to the northeasterly side line of the public road of the said Town, known as the Salem Towne Road and also adjacent to Lot No. 14 owned by Worcester Associates, now or formerly, and shown on a survey captioned "SUBDIVISION PLAN OF WORCESTER ASSOCIATES AT SOUTHWEST HARBOR, MAINE", by Robert Raynes, R.L.S. dated July 1973, revised June 1983, recorded in File 18, No. 126 of the Hancock County Registry of Deeds, and more particularly bounded and described as follows:

Beginning at an iron pipe driven into the ground on the northeasterly side line of the Salem Towne Road at the most southerly corner of said Lot No. 14 as shown on said above-mentioned survey plan, said Lot No. 14 being described in a warranty deed from Louis A. Violette, Jr., et ux. to Gerald A. Walls, et ux., recorded in Book 1617, Page 543 of said Registry of Deeds; thence North forty-two degrees fifty-nine-minutes East (N. 42° 59' E.), but always following the southeasterly side line

TX1889PG459

of said Lot No. 14, one hundred (100) feet to a point; thence South forty-seven degrees one minute East (S. 47° 01' E.) twenty-five (25) feet to a point; thence South forty-two degrees fifty-nine minutes West (S. 42° 59' W.), one hundred (100) feet to a point located on the northeasterly side line of said Salem Towne Road; thence North forty-seven degrees one minute West (N. 47° 01' W.), but always following the northeasterly side line of said Salem Towne Road, twenty-five (25) feet to the iron pipe driven into the ground at the point of beginning.

The purpose of this deed is to convey a lot of land on which the grantors herein mistakenly located the leach field and the septic tank utilized by grantors' dwelling situated on said Lot No. 14.

Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

WITNESS our hands and seals this 18 day of ~~September~~ ^{October} 1991.

Thomas W. Clark

Gerald A. Walls
Gerald A. Walls

Thomas W. Clark

Jo Ann Surles Walls
Jo Ann Surles Walls

STATE OF MAINE
HANCOCK, ss.

~~September~~ ^{October} 10, 1991

Personally appeared before me Gerald A. Walls and Jo Ann Surles Walls, husband and wife, and acknowledged the foregoing instrument to be their free act and deed.

Susan Horton Clark
Notary Public
Susan Horton Clark
My Commission Expires 7/8/93
Notary's typed/printed name

RECEIVED
8 h. 58 m. A.M.
OCT 23 1991

REGISTRY OF DEEDS
HANCOCK COUNTY ME
(krc)C:DEED\Walls

B. Joanne Darity
REGISTER

BK 889PG460

14336
WARRANTY DEED

MAINE REAL ESTATE
TRANSFER TAX PAID

GERALD A. WALLS and Jo ANN SURLS WALLS, husband and wife,
HCR 33, Box 118, Bass Harbor, ME 04653, for consideration paid,
grant to JAMES M. VEKASI and MARY L. VEKASI, husband and wife, RR
#1, Box 6000, Apt. #9, Bar Harbor, ME 04609, as joint tenants,
with WARRANTY COVENANTS, a certain lot or parcel of land with any
and all structures and improvements thereon, in the Town of
Southwest Harbor, Hancock County, Maine, being the same premises
as described in the deed from Louis A. Violette, Jr. and Dawne L.
Violette to Gerald A. Walls and Jo Ann Surles Walls dated
December 30, 1986, recorded in Book 1617, Page 543 of the Hancock
County Registry of Deeds, more fully bounded and described in
Exhibit A, attached hereto.

Any and all other rights, easements, privileges and
appurtenances belonging to the granted estate are hereby
conveyed.

WITNESS our hands and seals this 18 day of ^{October} ~~September~~,
1991.

[Signature]

Gerald A. Walls
Gerald A. Walls

[Signature]

Jo Ann Surles Walls
Jo Ann Surles Walls

STATE OF MAINE

September 18, 1991

HANCOCK, ss.

~~October~~

Personally appeared before me Gerald A. Walls and Jo Ann
Surles Walls, husband and wife, and acknowledged the foregoing
instrument to be their free act and deed.

Susan Horton Clark
Notary Public

Susan Horton Clark
My Commission Expires 7/8/93

Notary's typed/printed name

(krc)C:DEED\Walls

EXHIBIT A

Re: Property at Southwest Harbor, Maine - Walls to Vekasi

A certain lot or parcel of land situated in Southwest Harbor, Hancock County, Maine, easterly of Long Pond Road, so-called, and adjacent to the northeasterly side line of the public road of the Town of Southwest Harbor known as the Salem Towne Road, said lot or parcel of land being Lot No. 14 as shown on a survey plan entitled "SUB-DIVISION PLAN OF WORCESTER ASSOCIATES AT SOUTHWEST HARBOR, MAINE" by Robert Haynes, R.L.S., dated July 1973, revised June 1983, and recorded in File 18, No. 126 of the Hancock County, Maine, Registry of Deeds and being more particularly bounded and described in accordance with said Plan as follows:

Beginning at an iron pipe driven into the ground on the northeasterly side line of the Salem Towne Road at the most southerly corner of Lot No. 13 as shown on said survey plan, said Lot No. 13 being described in a warranty deed from Worcester Associates to Eric William Twigg and Juanita Jean Twigg, recorded on October 28, 1981 in Book 1420, Page 530; thence North forty-two degrees fifty-nine minutes East (N. 42° 59' E.), but always following the southeasterly side line of said Lot No. 13, two hundred fifty (250) feet to an iron pipe driven into the ground at the most easterly corner of said Lot No. 13; thence South forty-seven degrees one minute East (S. 47° 01' E.) one hundred seventy-five (175) feet to an iron pipe driven into the ground at the easterly corner of Lot No. 14; thence South forty-two degrees fifty-nine minutes West (S. 42° 59' W.) two hundred fifty (250) feet to an iron pipe driven into the ground at the most southerly corner of Lot No. 14 on the northeasterly side line of said Salem Towne Road; thence North forty-seven degrees one minute West (N. 47° 01' W.) but always following said side line of said Salem Towne Road, one hundred seventy-five (175) feet to said iron pipe driven into the ground at the point of beginning. Containing 1.004 acres.

Said Salem Towne Road was dedicated by Worcester Associates to the inhabitants of the Town of Southwest Harbor for use as a public street by deed dated January 26, 1976 and recorded on the same date in Book 1250, Page 78, which dedication was accepted by vote of a lawfully convened meeting of the Town of Southwest Harbor on March 10, 1975.

The land herein conveyed is made and conveyed subject to the following permanent restrictions (not conditions subsequent) to wit:

1. The Grantees shall not, nor permit others, to hunt, trap or in any other manner disturb the wildlife of the herein conveyed premises.
2. The conveyed premises shall not be subdivided and shall be used solely for residential purposes.
3. No animals, other than customary household pets, shall be kept or allowed on the conveyed premises without the prior written approval of Worcester Associates.
4. No sign of any kind (except the usual type of sign identifying the owner) shall be placed or maintained on the premises without the prior written approval of Worcester Associates.

BK 1889PCL 61

Exhibit A cont.

5. Any sewage disposal systems installed on the conveyed premises shall be located, constructed and equipped in accordance with the requirements and standards of the Federal, State and local laws and regulations.

6. The conveyed premises shall be used for single family residential purposes only.

7. Except as hereinafter provided, no elevated tanks of any kind shall be erected, placed or permitted on any part of the conveyed premises. Any tanks for use in connection with any residence constructed on the conveyed premises, including tanks for the storage of fuels, shall be buried or walled sufficiently to conceal them from the view from adjoining lots, roads or streets.

8. No building, structure, outbuilding or appurtenance of any nature shall be located closer from any boundary line of the conveyed premises than twenty (20) feet and no dwelling shall be constructed on the conveyed premises consisting of less than nine hundred sixty (960) square feet of living space measured at the foundation, if the dwelling has only one story. No two story dwelling shall be constructed on the conveyed premises consisting of less than eight hundred seventy five (875) square feet of living space measured at the foundation and total living space (including first and second stories) shall not be less than one thousand (1,000) square feet. No three story dwellings shall be constructed on the conveyed premises. No principal outside walls of any rectangular dwelling building shall be closer than twenty (20) feet measured at a perpendicular from another wall. No building or structure shall be constructed within sixty (60) feet of any right of way, road or street.

9. The conveyed premises shall not be used in whole or in part for the storage of rubbish of any character whatsoever, nor for the storage of any property or thing that will cause such premises to appear in an unclean or untidy condition nor shall any substance, thing or material be kept upon said premises that will emit foul or obnoxious odors, or that will cause any noise that will or might disturb the peace, quiet, comfort or serenity of the adjoining or surrounding property owner.

10. No commercial vehicles, construction vehicles or light equipment (except pickup trucks), or mobile or stationary trailers or tents of any kind, shall be permitted to be used or kept on the conveyed premises, unless first approved in writing by Worcester Associates.

11. Garden equipment, sporting equipment, bicycles, carriages, snowmobiles, boats and similar items placed on the premises shall be kept in enclosed areas.

12. No septic leaching fields shall be installed on the conveyed premises unless it is located in the immediate area of a "test pit" which has been previously approved as being fit for leaching in accordance with the State of Maine Plumbing Code and all other government laws and regulations. A copy of "test pit" data must be sent to the Department of Environmental Protection of the State of Maine for their approval as to whether the new site is acceptable for use as a leaching field before said site can be utilized.

BK 1889 FC 462

OCT 23 1991 at 8 58 AM

HANCOCK, SS REC'D