BK: OR 7347 PAGE: 32 # OF PGS: 1
09/26/2024 11:24:55 AM Inst # 2024012067
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATETRANSFER TAXNOT PAID

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QUITCLAIM DEED WITHOUT COVENANT

LYLE H. DEVER and **PAULINE M. DEVER**, husband and wife and both having a mailing address of P.O. Box 578, Southwest Harbor, ME 04679, RELEASE to said **LYLE H. DEVER** and **PAULINE M. DEVER** and to **DENNIS E. DEVER**, with a mailing address of P.O. Box 1104, Southwest Harbor, ME 04679, all as joint tenants, certain real estate in Southwest Harbor, Hancock County, Maine, which real estate is more specifically described in a deed from Billings and Hamblen Company, Inc. to Lyle H. Dever and Pauline M. Dever dated August 11, 1971, recorded August 13,1971 at the Hancock County, Maine, Registry of Deeds in Book 1123, Page 621.

SUBJECT TO, however, the following restriction as described in said deed:

> "The premises herein conveyed are herein so conveyed expressly subject to the following restriction (not a condition subsequent) to be binding upon the said Grantees, their heirs and assigns, owners or tenants in common, of the above described lot or parcel of land, to wit:
>
> That no trailers, mobile homes, or any construction equipped with wheels, or designed to be so equipped, which is used, or designed to be used, for residential purposes, shall at any time be placed upon said premises."

WITNESS our hands and seals this 20 day of September 2024.

Lyle H. Dever

Pauline M. Dever

Pauline M. Dever

September 20, 2024

STATE OF MAINE
COUNTY OF HANCOCK, ss.

Then personally appeared the above-named Lyle H. Dever and Pauline M. Dever and severally acknowledged the foregoing instrument to be their free act and deed.

Before me,

Eileen McGlinchey Fahey

Attorney at Law

Eileen McGlinchey Fahey, Esq.
Printed Name of Attorney

Maine Bar No.: 8295

(1) E/Ret: collier and Fahey PA

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KNOW ALL MEN BY THESE PRESENTS, THAT Billings and Hamblen Company, Inc., a corporation organized and existing under the laws of the State of Maine and having its principal place of business in Southwest Harbor, Hancock County, Maine, in consideration of one dollar and other valuable considerations paid by Lyle H. Dever and Pauline M. Dever, both of said Southwest Harbor, the receipt whereof it does hereby acknowledge, does hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY, unto the said Lyle H. Dever and Pauline M. Dever, their heirs and assigns, as joint tenants and not as tenants in common, and to the survivor of them, and the heirs and assigns of the survivor of them forever, a certain lot or parcel of land situated in the Town of Southwest Harbor, Hancock County, Maine, and being designated as Lot #24 on a plan entitled "Proposed Subdivision for Billings & Hamblen at Southwest Harbor, Me Jan 1967" prepared by Robert Raynes, Surveyor and being more particularly bounded and described as follows:

Commencing at an iron pin driven into the ground on the southerly side line of a sixty-six (66) foot wide right of way which leads in an easterly direction from the Town Road known as Freeman Ridge Road; said iron pipe also marks the northeasterly corner of a lot or parcel of land, being designated as Lot #21 on said Plan, described as conveyed in a deed recorded in Book 1107, Page 87 at the Hancock County, Maine, Registry of Deeds from Billings & Hamblen Co., Inc to Kenneth London Elvin et ux; thence South seventy-eight degrees thirty-four minutes East (S. 78° 34' E.), but always following the southerly side line of said right of way, two hundred (200) feet to an iron pipe driven into the ground;

STATE OF MAINE REAL ESTATE TRANSFER TAX $01.65

thence southwesterly, but always two hundred (200) feet distant from and parallel with the easterly side line of said Lot #21, one hundred forty-three and three tenths (143.3) feet to an iron pipe driven into the ground on the northerly side line of land now or formerly owned by Fuller; thence North seventy-eight degrees thirty-four minutes West (N. 78° 34' W.), but always following the northerly side line of said land of Fuller, two hundred (200) feet to an iron pipe driven into the ground at the southeasterly corner of said Lot #21; thence northeasterly, but always following the easterly side line of said Lot #21, one hundred forty-three and three tenths (143.3) feet to the iron pipe driven into the ground being the point of beginning. Containing .657 acres more or less.

Together with a right of way, to be used for all purposes of a way, over the said sixty-six (66) foot wide right of way leading from the northerly side line of the herein conveyed premises to the easterly side line of the said Freeman Ridge Road.

The premises herein conveyed are herein so conveyed expressly subject to the following restriction (not a condition subsequent) to be binding upon the said Grantees, their heirs and assigns, owners or tenants in common, of the above described lot or parcel of land, to wit:

That no trailers, mobile-homes, or any construction equipped with wheels, or designed to be so equipped, which is used, or designed to be used, for residential purposes, shall at any time be placed upon said premises.

TO HAVE AND TO HOLD the aforegranted and bargained premises

with all the privileges and appurtenances thereof to the said Lyle H. Dever and Pauline M. Dever, their heirs and assigns, as joint tenants and not as tenants in common, and to the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.

AND IT DOES COVENANT with the said Grantees, their heirs and assigns, as joint tenants and not as tenants in common, and with the survivor of them, and the heirs and assigns of the survivor of them, that it is lawfully seized in fee of the premises, that they are free of all encumbrances; that it has good right to sell and convey the same to the said Grantees to hold as aforesaid; and that it and its successors and assigns shall and will WARRANT AND DEFEND the same to the said Grantees, their heirs and assigns, as joint tenants and not as tenants in common, and to the survivor of them and the heirs and assigns of the survivor of them forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said Billings and Hamblen Company, Inc. has caused this instrument to be signed in its name and behalf and its corporate seal hereto affixed by G. Hilton Hamblen its President, thereunto duly authorized, this 11th day of August in the year of our Lord one thousand nine hundred and seventy-one.

BILLINGS AND HAMBLEN COMPANY, INC.

By G. Hilton Hamblen
Its President

BILLINGS AND HAMBLEN COMPANY, INC. 1953

TAN COUNTY

STATE OF MAINE
HANCOCK, ss.

August 11, 1971

Personally appeared the above named G. Hilton Hamblen, President of Billings and Hamblen Company, Inc. and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said corporation.

Before me,

J. Howard R. Gray
Notary Public

HOWARD R. GRAY NOTARY PUBLIC MAINE

HANCOCK COUNTY

STATE OF MAINE, HANCOCK COUNTY REGISTRY OF DEEDS.
Rec'd Aug 13, 1971 at 9h. - m. A.M. and recorded in book 1123 Page 621
by Mary P. Sprague Register.