

BK: OR 7322 PAGE: 558 # OF PGS: 4
05/08/2024 02:33:23 PM Inst # 2024004983
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX PAID

QUITCLAIM DEED WITH COVENANT

DLN: _____

WINDWARD COTTAGE, LLC, a Connecticut limited liability company, having a principal place of business in Southwest Harbor, Maine, for consideration paid, grants to **DANIEL HEATH MASSEY AND ROBIN R. MASSEY**, of Southlake, Texas, both having a mailing address of 201 Park Ridge Blvd, Southlake, TX 76092, as **JOINT TENANTS**, with quitclaim covenant, the land in **Southwest Harbor**, Hancock County, Maine, described as follows:

A certain lot or parcel of land, together with improvements thereon, situated in the Town of Southwest Harbor, Hancock County, Maine, being further bounded and described as follows:

Beginning at an iron pipe on the easterly side of the town road leading from Southwest Harbor to Seawall marking the northwesterly corner of the lot of land described in deed from Laurence S. Newman and Eleanor J. Newman to Robert C. Merriam et al dated, in the acknowledgment, September 3, 1957 and recorded with Hancock County Registry of Deeds in Book 804, Page 234; thence northerly along the easterly sideline of said town road two hundred fifty-eight (258) feet more or less to a stone bound marking the northwesterly corner of the lot of land described in deed from Lilla D. Cope to Laurence S. Newman and Eleanor J. Newman dated July 8, 1946 and recorded with said Registry of Deeds in Book 710, Page 357; thence North eighty-nine degrees East (N. 89° E.) following the line of land now or formerly of Ulrica Stanley six hundred (600) feet more or less to a stone bound on the shore marking the northeasterly corner of said lot described in said deed from Lilla D. Cope; thence southerly following the shore two hundred fifty-eight (258) feet more or less to an iron pipe marking the northeasterly corner of said lot of land described in said deed to Robert C. Merriam et al; thence westerly following the northerly line of said lot of land of Merriam six hundred (600) feet more or less to the point of beginning. Said lot is conveyed together with all of the grantors' right, title and interest in and to the shore and flats adjacent thereto between the sidelines thereof extended to low water mark and together with all of the grantors' right, title and interest in and to any area between the sidelines of the lot hereby conveyed and the center line of said town road. Meaning and intending to convey and hereby conveying the premises described in said deed from Lilla D. Cope to Laurence S. Newman and Eleanor J. Newman, with the exception of the portion thereof described in said deed from Laurence S. Newman and Eleanor J. Newman to Robert C. Merriam et

al. At the date of this deed the distance along the easterly sideline of said town road between the stone bounds marking the northwesterly and southwesterly corners of said lot conveyed by Cope was measured as thirty-three (33) rods more or less.

Reference should be made to an August 8, 1986 boundary line agreement with Atherton Fuller, Personal Representative of the Estate of Robert C. Merriam, which was recorded in Book 1598, Page 564, of said Registry.

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

ALSO DESCRIBED AS FOLLOWS:

“A certain lot or parcel of land situated on the easterly side of the Seawall Road so-called in the town of Southwest Harbor, Hancock County, Maine, bounded and described as follows:

“Beginning at an iron pin found set in the ground on a Boundary Line Agreement between the Estate of Robert Merriam and Laurence Newman, Jr. and Judith Newman dated August 8, 1986 and recorded at the Hancock County Registry of Deeds in Book 1598 Page 564;

thence N 73°10'44" E by and along the said Boundary Line Agreement a distance of 597.87' to an iron pipe found set in the ground;

thence continuing the same course (N 73°10'44" E) by and along the said Boundary Line Agreement a distance of 28' more or less to the mean highwater line of the Western Way;

thence northerly by and along the said mean highwater line a distance of 263' more or less to a point on the southerly line of a lot of land conveyed to 8 Keel Way Partners from Belden, LLC and Maine Coast Properties, LLC in a deed dated June 2, 2010 and recorded at the said registry in Book 5428 Page 208 and bears N 72°21'16" E from a stone bound found set in the ground;

thence S 72°21'16" W by and along the southerly line of said 8 Keel Way Partners a distance of 19' more or less to said stone bound being N 10°45'18" W a distance of 262.77' from the last mentioned iron pipe;

thence continuing the same course (S 72°21'16" W) by and along the southerly line of said 8 Keel Way Partners a distance of 387.03' to a rebar found set in the ground;

thence continuing the same course (S 72°21'16" W) by and along the southerly line of said 8 Keel Way Partners and the southerly line of a lot of land conveyed to Diana Weiner, Trustee from Ronald Weiner, Trustee in a deed dated January 21, 2021 and recorded at the said registry in Book 7093 Page 603 a distance of 144.25' to a stone bound found set in the ground at the southeasterly corner of a lot of land conveyed to Roy Castellucci and Sandra DiGiano from Kenneth Boyle in a deed dated October 1, 1984 and recorded at the said registry in Book 1513 Page 654;

thence S 71°00'17" W by and along the southerly line of said Castellucci and DiGiano a distance of 155.76' to a stone bound found set in the ground on the easterly side of Seawall Road being N 30°42'17" W a distance of 255.20' from the Point of Beginning;

thence southeasterly by and along the easterly side of the said Seawall Road a distance of 255' more or less to the Point of Beginning and containing 3.9 acres more or less.

The above described being the same as conveyed to Windward Cottage, LLC from William Burke, Trustee in a deed dated April 28, 2017 and recorded at the said registry in Book 6757 Page 250.

That portion of the above described contained within the limits of the said Seawall Road is subject to the rights of the public.

Bearings in the above described are Grid North, NAD83, Maine East Zone 1801.

Together with rights to low water by sidelines extended to low water."

Hereinabove description prepared by T.W. Benson Land Surveying, Inc.

TOGETHER WITH a provision contained in the deed from Kenneth E. Weg and Carol L. Weg to Christine Loizeaux dated June 1, 2000 and recorded in Book 2928, Page 617, pertaining to the Second Parcel in said deed, for benefit of the herein above-described parcel, as follows: "The above described property shall be used only for residential purposes as a single family residence. No portion of the above described premises shall be utilized for purposes of access, egress or the providing of utility services to any other parcel of land."

For Grantor's source of title reference may be had to the deed from William M. Burke, Trustee of the Carol L. Weg Personal Residence Trust #1 dated June 12, 2008, and William M. Burke, Trustee of the Carol L. Weg Personal Residence Trust #2 dated June 12, 2008, to Windward Cottage, LLC, dated April 28, 2017 and recorded in Hancock County Registry of Deeds in Book 6757, Page 250.

IN WITNESS WHEREOF, Windward Cottage, LLC has caused the foregoing instrument to be signed in its name and sealed by its undersigned Manager, duly authorized, this 04 day of May, 2024.

WINDWARD COTTAGE, LLC

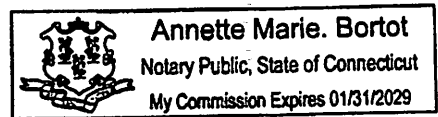
By: *Audrey Schaus*
Audrey Schaus, Manager

STATE OF Connecticut
Fairfield County May 4, 2024

Personally appeared the above named Audrey Schaus, Manager of Windward Cottage, LLC, and acknowledged before me the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said limited liability company.

Annette Marie Bortot
Notary Public

ANNETTE Marie Bortot
Print or type name as signed
My Commission Expires:



④ # 1