

BK: OR 7320 PAGE: 154 # OF PGS: 3
04/23/2024 03:36:45 PM Inst # 2024004236
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX PAID

QUITCLAIM DEED WITH COVENANT

DLN: _____

BEECHLAND CORP., a Maine corporation having a mailing address of PO Box 240, Ellsworth, ME 04605, for consideration paid GRANTS to **COLTON SANBORN and TYLER D. KENNEDY**, whose mailing address is PO Box 124, Seal Cove, ME 04674, with QUITCLAIM COVENANT, as JOINT TENANTS, a certain lot or parcel of land, together with any and all structures and improvements situated thereon, and appurtenances thereto, situated in **Ellsworth, Hancock County, Maine** and being depicted as Lots 5B and 5A on a subdivision plan entitled "Amended Subdivision Plan for Associated Builders, Inc. Revised Final Subdivision Plan, Beechland Terraces IIA, Beechland Road (Hancock County) Ellsworth, Maine" dated July 1, 2020 recorded in Plan File 47 #73 of the Hancock County Registry of Deeds (the "Plan").

TOGETHER WITH the right to use all roads depicted on said Plan for all purposes of a way including the transmission of utility services.

SUBJECT TO all matters depicted on said Plan and the plans recorded at the said Registry of Deeds at Plan File 31 #77 entitled "Final Subdivision Plan Beechland Terraces II off Beechland Road Ellsworth, Maine" dated December 4, 2002 and Plan File 32 #178 entitled "Amended Subdivision Plan for Associated Builders, Inc. Final Subdivision Plan Beechland Terraces IIA off Beechland Road Ellsworth, Maine" dated July 13, 2004 including the restrictive covenants contained in the "Notes."

ALSO SUBJECT TO AND BENEFITTED BY:

1. Effect, if any, of Amendment to Covenants and Restrictions dated August 6, 2004 and recorded in Book 3989, Page 237 of said Registry.
2. Easement to Bangor Hydro-Electric Company recorded in Book 1623, Page 524 of said Registry.
3. Easement to Bangor Hydro-Electric Company recorded in Book 3130, Page 30 of said

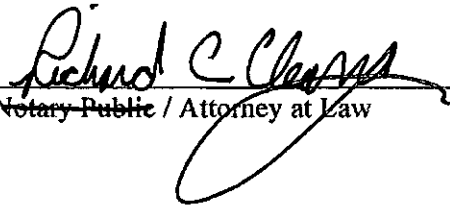
STATE OF MAINE
COUNTY OF HANCOCK, ss.

April 22, 2024

Then personally appeared the above-named Douglas E. King, President of Beechland Corp., and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,

Richard C Cleary
Attorney at Law
Bar ID#: 7730


Notary Public / Attorney at Law

Print Name / Affix Seal

Commission Expires: _____

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