

QUITCLAIM DEED with COVENANT

DLN: 1002140135235

KENNETH THOMPSON, JR., whose address is P.O. Box 871, Ellsworth, ME 04605, for consideration paid, grant(s) to **DOWNEAST MAINE PROPERTY MANAGEMENT, LLC**, a Maine Limited Liability Company, whose address is 6 Acadia Way, Ellsworth, ME 04605, with QUITCLAIM COVENANT, a certain lot or parcel of land, together with the buildings and improvements thereon, situated in Hancock, Hancock County, Maine, bounded and described as follows:

"A certain LOT or PARCEL of land together with any improvements thereon situated on the northerly side of Route 1, leading from Ellsworth to Sullivan, and on the southerly side of Merrill Lane, leading easterly from Thorsen Road, located in the Town of Hancock, Hancock County, Maine, bounded and described as follows, to-wit:

BEGINNING at a one (1) inch iron bolt set in the ground near the northerly side of said Route 1 on the southeasterly corner of land as conveyed in a deed from Richard A. Zerrien, Jr. to Kevin Kane, dated June 26, 1995 and recorded at the Hancock County Registry of Deeds in Book 2405, Page 220;

THENCE North 20 degrees 10 minutes East by and along the easterly line of land of said Kane and by and along the easterly line of land as conveyed in the Second Lot of a deed from White Birches, LLC to The Witham Family Limited Partnership, dated May 12, 2009 and recorded at said Registry in Book 5200, Page 195, and by and along the easterly line of land as conveyed in a deed from Gertrude A. Bailey to Doug Gott & Sons, Inc., dated December 6, 2000 and recorded at said Registry in Book 3005, Page 17, eight hundred seven and seventy-five hundredths (807.75) feet to a one (1) inch iron bolt set in the ground on the southerly side of said Merrill Lane;

THENCE continuing the same course (North 20 degrees 10 minutes East) by and along the easterly line of land of said Doug Gott & Sons, Inc., eleven and five tenths (11.5) feet to the centerline of said Merrill Lane;

THENCE in a generally easterly direction by and along said centerline, one hundred seventy (170) feet, more or less, to a point which lies North 05 degrees 54 minutes East from a bolt to be set;

THENCE South 05 degrees 54 minutes West by and along the westerly line of remaining land of Hancock Heights Holding Co., eleven (11) feet, more or less, to said bolt to be set, said bolt to be set lying South 83 degrees 35 minutes East, one hundred seventy-two and seventy hundredths (172.70) feet from said last mentioned bolt;

THENCE continuing the same course (South 05 degrees 54 minutes West) by and along said westerly line of remaining land of Hancock Heights Holding Co., five hundred three and sixty-nine hundredths (503.69) feet to a bolt to be set;

THENCE South 51 degrees 29 minutes 59 seconds East by and along a southwesterly line of said remaining land of Hancock Heights Holding Co., three hundred and no hundredths (300.00) feet to a bolt to be set, said bolt to be set lying North 85 degrees 22 minutes 52 seconds East, six hundred thirty-five and twenty-one hundredths (635.21) feet from the point of beginning;

THENCE South 05 degrees 56 minutes 34 seconds West by and along a southwesterly line of said remaining land of Hancock Heights Holding Co., ninety-one (91) feet, more or less, to the centerline of the travelled way of said Route 1;

THENCE in a generally westerly direction by and along said centerline, six hundred forty (640) feet, more or less, to a point which lies South 20 degrees 10 minutes West from the point of beginning;

THENCE North 20 degrees 10 minutes East, forty-four (44) feet, more or less, to the point of beginning and containing 6.1 acres, more or less.

BEARINGS in the above described are oriented to Magnetic North.

The above described is a PORTION of the premises as conveyed in a deed from Jeffrey P. Berzinis and Audrey J. Berzinis to Hancock Heights Holding Co., dated August 4, 2011 and recorded at the Hancock County Registry of Deeds in Book 5661, Page 9.

EXCEPTING from the above described TAKINGS by the State of Maine as described in a Notice of Layout and Taking, dated November 12, 1985 and recorded at the Hancock County Registry of Deeds in Book 1559 Page 486.

See plan of State of Maine Department of Transportation Right of Way Map, Federal Aid Project No. F-044-1(20), D.O.T. File No. 5-193, dated July 1985.

See plan entitled "Final Plan, Phase 4, Hancock Heights Mobile Home Park", dated October 3, 2011 and revised through May 1, 2012 and is recorded in the Hancock County Registry of Deeds in Plan File 41-47.

The property is conveyed together with a nonexclusive, appurtenant easement for ingress and egress to and from Route 1, via the existing road located along the south of the remaining land of Seller. Such easement is subject to a duty for the grantee to repair any damage caused by grantee, together with the right for grantee to maintain such road (including plowing and sanding) but only in the event the Seller fails or elects not to. In the event the Seller commences development or use of its remaining land, the parties shall enter into an agreement relating to road maintenance and repair, equitably apportioning the costs thereof between the parties based upon the respective parties' intensity of use.

RESERVING, however, to the Seller, the following easements which shall be appurtenant to the remaining land of Seller, and to any interest therein and portion thereof:

1. An exclusive easement for all purposes of a way, including the right to pass with vehicles and/or persons, to pave and for utility services, as well as to install, maintain, repair and replace improvements related thereto, in and to the access road depicted on the attached sketch as the "Proposed Travel Way", such easement shall be twenty feet (20') in width as measured from the center of the Proposed Travel Way, together with so much of "Bart's Way" as is located within the subject Property;
2. An exclusive easement to install, maintain, repair and replace a subsurface waste water disposal system in the area identified as "Disposal Area System 3 For Lots 100-105" and "Disposal Area System 2 For Lots 94-99", together with the right to install, maintain, repair and replace pipes, lines, pumps and other appurtenances related thereto and connecting to the remaining land of Seller.
3. An easement to draw water from the existing well, as well as a well pump, pipes, lines and appurtenances related to the extraction of water from the Property and delivery of water to the remaining land of Seller, together with the right to install, maintain, repair and replace such improvements.
4. An easement to, at Seller's sole discretion, slope the existing gravel pit embankment, to a 2 1/2 :1 slope or such other slope as may be required by federal, state or local governmental agencies, together with the right (but not obligation) to vegetate and perform such other activities as may be reasonable or necessary to stabilize such bank or may otherwise be required of Seller.

The foregoing easements are intended to benefit the Seller's subdivision located on the remaining land of Seller, and are assignable to each and every lot now or hereinafter located therein without constituting an overburdening of such easements. To the extent any easement is exclusively used by and/or is for the exclusive benefit of Seller, Seller's easement rights include the exclusive right and obligation to install, maintain, repair and replace such improvements; provided, to the extent the easement rights of Seller are underground, Buyer may make use of the burdened property so long as such use neither interferes with the use or utility of the easement nor results in additional costs to Seller. After entering the Property to install, maintain, repair or replace improvements, Seller shall return the Property to the same or similar condition as prior to such entry; to the

extent possible, practicable and consistent with the exercise of easement rights, as hereinabove described. The foregoing easements shall include setback waivers by Buyer, to the extent the improvements located on Seller's remaining land are within setback requirements of the Town.

Seller hereby excepts rights of Seller in and to the Easement granted by Hancock Heights, LLC, recorded in Book 5809, Page 323.

The Property is subject to the following:

Town of Hancock Subdivision approval and Subdivision Plan recorded in the Hancock County Registry of Deeds, Drawer 41, Page 47;

Lease entered into by and between Hancock Heights Mobile Home Park and Wayne L. Alley, d/b/a Alley's Car Care, dated April 11, 2011;

Such portions of the following easements as are located within the Property: easement from Seller to the Town of Hancock, recorded in Book 5809, Page 316 and from Seller to Hancock Heights, LLC, recorded in Book 5809, Page 320;

Terms and conditions of Farmland Setback;

Special exceptions 5-22; as are noted in Old Republic National Title Insurance Company Policy No. OX-08459793, dated August 5, 2011; and,

Town of Hancock Planning Board Order and Findings of Fact, recorded in Book 5809, Page 327."

Reference is made to the deed from Adrienne L. Goodwin to Kenneth Thompson, Jr. dated December 28, 2017 and recorded in Book 6868, Page 518 at the Hancock County Registry of Deeds.

EXCEPTING from the above described property a certain lot or parcel of land as described in the Quitclaim Deed with Covenant from Kenneth Thompson, Jr. to Joseph R. Treadwell and Naomi R. Treadwell, dated February 13, 2018, and recorded in the Hancock County Registry of Deeds in Book 6884, Page 487; as follows:

"A certain lot or parcel of land situated northerly of U.S. Route 1 leading from Ellsworth to Hancock, located in the town of Hancock, Hancock County, Maine bounded and described as follows:

Beginning at a one (1) inch iron bolt set in the ground (2017) on the easterly line of land as described in a deed from Gertrude A. Bailey to Doug Gott & Sons, Inc., dated December 6, 2000 and is recorded in the Hancock

County Registry of Deeds in Book 3005, Page 17; said bolt being N 2° 22' 54" E a distance of 272.21' from a one (1) inch iron bolt set in the ground (2000) at the southeasterly corner of said Doug Gott & Sons, Inc.;

Thence S 55° 07' 57" E by and along remaining land of Thompson and Goodwin a distance of 365.23' to a one (1) inch iron bolt set in the ground between 2 large spruce trees (2017);

Thence S 80° 40' 42" E by and along remaining land of Thompson and Goodwin a distance of 220.82' to a one (1) inch iron bolt set in the ground (2017) on the southerly line of land as described in a deed from Hancock Heights Holding Co., LLC to Gaines Marina & Services, Inc., dated August 30, 2016 and is recorded in said Registry in Book 6627, Page 127;

Thence N 69° 17' 05" W by and along the southerly line of land of said Gaines Marina & Services, Inc. a distance of 248.00';

Thence N 11° 53' 06" W by and along the westerly line of land of said Gaines Marina & Services, Inc. a distance of 512' more or less to the centerline of the traveled way of Merrill Lane;

Thence generally westerly by and along the centerline of the travelled way of said Merrill Lane a distance of 170' more or less to the northeasterly corner of land of the above mentioned Doug Gott & Sons, Inc.;

Thence S 02° 22' 54" W by and along the easterly line of land of said Doug Gott & Sons, Inc. a distance of 34' more or less to a one (1) inch iron bolt set in the ground (1983);

Thence S 02° 22' 54" W by and along the easterly line of land of said Doug Gott & Sons, Inc. a distance of 302.27' to the point of beginning and containing 2.3 acres, more or less.

Bearings in the above described oriented to Grid North, Maine East Zone, NAD83!

The above described premises subject to reservations 1-4 and the exceptions listed in a deed from Hancock Heights Holding Co., LLC to Kenneth Thompson, Jr. and Adrienne L. Goodwin, dated December 18, 2014 and is recorded in the Hancock County Registry of Deeds in Book 6329, Page 168.

Excepting private rights of way along Merrill Lane as they may exist."

The above described exception is a portion of the premises as described in the deed from Adrienne L. Goodwin to Kenneth Thompson, Jr. dated December 28, 2017 and recorded in Book 6868, Page 518 at the Hancock County Registry of Deeds.

WITNESS my hand and seal this 10 day of March, 2021.

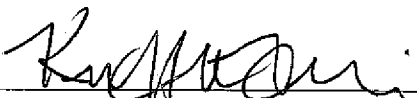

KENNETH THOMPSON, JR.

STATE OF MAINE
COUNTY OF HANCOCK

ss.

MARCH 10, 2021.

Then personally appeared the above-named, Kenneth Thompson, Jr., and acknowledged the foregoing instrument to be his free act and deed.


Attorney at Law/Notary Public
Krysten Fabri
Maine Attorney at Law
Print Name

Krysten Fabri
Maine Attorney at Law