

QUITCLAIM DEED with COVENANT

CHRISTOPHER B. SWAN, with a mailing address of 117 West Street, Bar Harbor, Maine 04609, for consideration paid, grants to **APTO HOLDING, LLC**, a Maine limited liability company, with a mailing address of 67 Cottage Street Bar Harbor, Maine 04609, with QUITCLAIM COVENANT, a certain lot or parcel of land, together with any improvements thereon, situated in Bar Harbor, Hancock County, Maine, bounded and described in EXHIBIT A, attached hereto and made a part hereof.

WITNESS my hand and seal this 2nd day of February, 2024.

Witness

CHRISTOPHER B. SWAN

STATE OF MAINE
COUNTY OF HANCOCK, ss.

Dated: February 2, 2024

Personally appeared the above named, Christopher B. Swan, and acknowledged the foregoing instrument to be his free act and deed.

Before Me,

Richard C Cleary
Attorney at Law
Bar ID#: 7730

Richard C Cleary
Notary Public

Printed Name
Commission expiration

Exhibit A

A certain lot or parcel of land, together with any buildings and improvements thereon, situated in Bar Harbor, Hancock County, Maine bounded and described as follows:

Being Lot 24 as depicted on a plan entitled "Hamilton Hill 2nd Amended Subdivision Plan for the Lands of Kebo Properties, LLC at Kebo Street and Eagle Lake Road, Bar Harbor, Maine, Hancock County", dated November 18, 2020, prepared by James W. Sewell Company and recorded in File 48, No. 4 in the Hancock County Registry of Deeds.

The above described Lot 24 is conveyed TOGETHER WITH, and as appurtenant thereto, the right and easement to use for all purposes of a way including utilities as that term is defined in title 33 MRSA section 458 and vehicular and pedestrian ingress and egress upon the right of way as depicted in said plan;

SUBJECT TO the Declaration of Covenants and Restrictions for Hamilton Hill Subdivision, Bar Harbor, Maine dated November 2, 2020, and recorded in Book 7069, Page 702 at the Hancock County Registry of Deeds;

AND FURTHER SUBJECT TO the covenants and conditions as set forth on the "Hamilton Hill Amended Subdivision Plan for the Lands of Kebo Properties, LLC at Kebo Street and Eagle Lake Road, Bar Harbor, Maine, Hancock County", prepared by James W. Sewell Company and recorded in File 47, No. 36 in the Hancock County Registry of Deeds.

Being a portion of the premises conveyed by Sissel Juliano to Kebo Properties, LLC in a deed dated January 8, 2018 and recorded in Book 6869, Page 537.

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

Being all and the same premises described in a deed from Kebo Properties LLC to Christopher B. Swan, dated January 19, 2022, and recorded in Book 7186, Page 685 at the Hancock County Registry of Deeds.