

QUITCLAIM DEED WITH COVENANT

**DAVID L. LUNT, TRUSTEE OF TRUST B OF THE SANFORD LEWIS LUNT
AND VIVIAN DAVIS LUNT REVOCABLE TRUST UNDER AGREEMENT DATED
JULY 15, 1992,** whose mailing address is P.O. Box 99, Frenchboro ME 04635, for consideration
paid, grants to **DEAN L. LUNT** whose mailing address is 27 Gail Lane, Yarmouth ME 04096,
with **Quitclaim Covenant,**

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

Beginning at a point on the shore of Lunt Harbor at the northeasterly corner of
land described in a deed from Mary A. Osier to Willard K. Osier, Sr., dated June
23, 1954, recorded at the Hancock County Registry of Deeds in Book 753, Page
503;

Thence **North 53° 43' 25" West**, by and along said land conveyed to Osier, **76
feet**, more or less, to the centerline of the town road at a point located South 53°
43' 25" East of and 138.45 feet from a pipe found at the northwesterly corner of
said land conveyed to Osier;

Thence in a **generally northeasterly** direction, by and along the centerline of said
town road and, in part, along the southeasterly sideline of land described in a deed
from David L. Lunt, Trustee, to Dean L. Lunt and Michelle A. Lunt dated January
15, 2004, to be recorded, **152 feet**, more or less, to a point located North 59° 32'
20" West of and approximately 14 feet from, a 3/4-inch rebar with surveyors cap
stamped "T.W. Benson PLS #2262" (said rebar being further located, as a tie line,
North 33° 37' 45" East of and 152.18 feet from the southwesterly corner of
premises herein conveyed);

Thence **South 59° 32' 20" East** approximately 14 feet to said rebar;

Thence continuing on the same course, **South 59° 32' 20" East, 40.98 feet** to
another rebar with surveyors cap stamped "T.W. Benson PLS #2262 (said rebar
being further located, as a tie line, North 21° 06' 55" East of and 161.80 feet from
the point of beginning);

Thence continuing on the same course, **South 59° 32' 20" East 35 feet**, more or
less to the shore of Lunt Harbor;

Thence in a generally **southwesterly** direction, by and along the shore of Lunt Harbor, **160 feet**, more or less, to the point of beginning.

Further conveying all of the grantor's right, title and interest in and to so much of the shore and flats of Lunt Harbor as lies between generally easterly extensions of the northeasterly and southwesterly sidelines of the above-described premises, to low water line thereof.


Containing 12,850 square feet, more or less. Bearings are magnetic 2002. Courses and distances were derived from a survey plan titled "Division of Land for David Lunt, Lunt Harbor, Frenchboro, Maine," dated October 31, 2002, prepared by Thomas W. Benson, PLS.

This conveyance is subject to rights of the public in and to so much of the Town Road as lies within the northwesterly bound of the above-described premises.

The above-described premises is a portion of land described in a deed from Sanford Lewis Lunt and Vivian Davis Lunt, to Sanford Lewis Lunt and Vivian Davis Lunt, Trustees, dated July 15, 1992, recorded at the Hancock County Registry of Deeds in Book 1978, Page 148. The Grantor herein, David L. Lunt, is successor Trustee.

This conveyance is a gift to the son of the trustee, David L. Lunt, who is the only beneficiary under the trust. Pursuant to 30-A M.R.S.A. §4401.4.D-4, this conveyance is not to be counted toward the creation of a land subdivision.

WITNESS the hand and seal of David L. Lunt, Trustee aforesaid, this 15th day of January, 2004.


David L. Lunt
Sole Trustee of the Sanford Lewis Lunt
and Vivian Davis Lunt Revocable Trust
under Agreement dated July 15, 1992

STATE OF MAINE
Hancock, ss.

January 15, 2004

Personally appeared the above-named David L. Lunt, Trustee, and acknowledged the foregoing instrument to be his free act and deed individually and in said capacity.

Barry K Mills
Notary Public/Attorney at Law

Barry K Mills
Type or Print Name of Notary/Attorney

HANCOCK COUNTY

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