

QUITCLAIM DEED WITH COVENANT

RUTH D. BOWDEN, whose mailing address is R.F.D. #1 Box 670, Blue Hill, ME

04614, for consideration paid, grants to **JEFFREY H. BEARDSWORTH** and **GERTRUDE A.**

BEARDSWORTH, whose mailing address is RR 1, Box 1325, Penobscot ME 04476, as Joint
Tenants with Quitclaim Covenants,

Certain premises, together with the buildings thereon, situated in Blue Hill, County of
Hancock, State of Maine, as conveyed to Millard H. Bowden and Ruth D. Bowden, as joint
tenants, by deed of Mary E. Scott, dated March 14, 1973, and recorded in the Hancock County,
Maine, Registry of Deeds in Book 1163, Page 440, wherein said premises is described as follows,
to wit:

North by land formerly of Archibald Wescott; Westerly by the town line; Southerly
by land formerly belonging to Phineas Osgood; Easterly by land formerly
belonging to Nathaniel Cushing and being the Northerly part of Lot No. 11 of the
Second Division on the plan of the town of Blue Hill, containing forty-eight acres,
more or less.

Also another lot or parcel of land situated in Blue Hill aforesaid, bounded and
described as follows, to wit:-

Being the same premises conveyed to Harriet A. Saunders by Newell Osgood and
described in the deed recorded in Hancock Registry of Deeds, Book 99, Page 288,
containing eighty acres, more or less.

Also another lot or parcel of land situated in Blue Hill aforesaid, and bounded and
described as follows, to wit:-

Being the same premises conveyed to Harriet A. Saunders by Jonathan Locking by
deed dated July 12, 1864, and recorded in said Registry of Deeds, Book 136, Page
179, containing eighty acres, more or less, together with the buildings thereon.

MAINE REAL ESTATE
TRANSFER TAX PAID

The three above described lots being the same premises conveyed to Ella G. Saunders by Harvey S. Saunders and George W. Saunders by deed dated May 31, 1917, and recorded in said Registry of Deeds, Book 545, Page 137, and conveyed by the said Ella G. Saunders to Hersal B. Heal by deed dated August 28, 1939, and recorded in said Registry of Deeds, Book 675, Page 214.

Being the same premises as described in the deed from Harold B. Heal and Luella Heal, heirs-at-law of Hersal B. Heal, to Millard H. Bowden, dated March 28, 1945 and recorded in the Hancock County Registry of Deeds in Book 699, Page 237.

Title the Grantor herein is derived as surviving joint tenant under said deed to Millard H. Bowden and Ruth D. Bowden, dated March 14, 1973 and recorded in said Registry of Deeds in Book 1163, Page 440, the said Millard H. Bowden having deceased September 7, 1983. Further reference is made to a judgment of the Hancock County Superior Court dated May 19, 1995, in the case Ruth D. Bowden v. Edward B. Grindle and Prudence E. Grindle (Docket No. CV-90-111), recorded at the Hancock County Registry of Deeds in Book 2654, Page 564.

Reserving to the Grantor herein, for and during the term of her natural life, a life estate in and to the premises hereinabove described.

This conveyance is subject to the following:

1. Conservation easement conveyed by Ruth D. Bowden to Blue Hill Heritage Trust dated December 28, 1998, recorded at the Hancock County Registry of Deeds in Book 2795, Page 554;
2. Boundary agreement with Carole R. Beal dated April 2, 1999, recorded at said Registry of Deeds in Book 2826, Page 349.

The grantor is more than sixty years of age. This conveyance is a gift of real estate. The grantor has at all times been represented by Barry K. Mills, an attorney who is a member of the law firm of Hale & Hamlin, Ellsworth, Maine, and who has

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been her independent counsel. Reference is made to Maine's "Improvident Transfers of Title" statute, 33 M.R.S.A. ch. 20.

WITNESS my hand and seal this 19th day of July, 1999.

Ruth D. Bowden
Ruth D. Bowden

SEAL

STATE OF MAINE
Hancock, ss.

July 19, 1999

Personally appeared before me Ruth D. Bowden and acknowledged the foregoing instrument to be her free act and deed.

Barry K. Mills
Notary Public

Barry K. Mills

Commission expires June 25, 2002

Type or Print Name of Notary

Ret. H+H

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REGISTER OF DEEDS
HANCOCK COUNTY SS.

Marilyn Atkinson

REGISTER