

DLN.: 1002140170783

WARRANTY DEED

KNOW, ALL BY THESE PRESENTS THAT, I, SHEILA N. KIRBY, Trustee of the KIRBY-FAMILY LIVING TRUST, of the Town of Mount Desert, Hancock County, Maine, do hereby grant to NARASIMHAN KARL LARKIN and RISHI FREDRIC KIRBY, Trustees of the KIRBY FAMILY 2021 TRUST under instrument dated October 1, 2021, the real property located in Mount Desert, Hancock County, Maine, and described as follows:

Parcel 1:

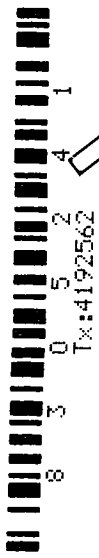
A certain lot or parcel of land situated at Hall Quarry, in the Town of Mount Desert, Hancock County, Maine, bounded and described as follows, to wit:

Beginning at an iron pin driven into the ground in the northerly line of land of the United States of America, marking the southwest corner of Lot #15 on survey plan hereinafter referred to; thence South eighty-seven degrees fifty-six minutes West (S. 87° 56' W.) but always following the northerly line of said land of the United States of America, three hundred sixty-two (362) feet to an iron pin driven into the ground marking the southeast corner of Lot #22 on said survey plan; thence North one degree fifty-six minutes East (N. 1° 56' E.) but always following the easterly line of said Lot #22, two hundred thirty-five and six tenths (235.6) feet to an iron pin driven into the ground marking the southeast corner of Lot #21 of said survey plan; thence on same course (N. 1° 56' E.) but always following the easterly line of said Lot #21, one hundred twenty (120) feet, more or less, to an iron pin marking the southwest corner of Lot #19 on said survey plan; thence North eighty-eight degrees forty-three minutes East (N. 88° 43' E.) but always following the southerly line of said Lot #19, three hundred thirty-seven and two tenths (337.2) feet to an iron pin driven into the ground marking the southeast corner of said Lot #19; thence South one degree thirty-five minutes East (S. 1° 35' E.) but always following the westerly line of said Lot #15 on said survey plan, three hundred fifty-four and seven tenths (354.7) feet to the iron pin driven into the ground at the place of beginning. Containing 3.122 Acres.

The above described lot or parcel of land being depicted as Lot #20 on survey plan by Robert Raynes, R.L.S., entitled "Plan of Proposed Subdivision for James Grant & Donald Chambers at Hall Quarry - Mount Desert, Maine July 1983" which plan was updated June 26, 1984 and recorded August 2, 1984 in File 19, #41 at the Hancock, Maine, Registry of Deeds.

The above described lot is conveyed together with and as appurtenant to the same, a right of way for all purposes of a way, including the passage of utilities either above or

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beneath the ground, in , upon, under and over the rights of way as shown upon said survey plan, including a right of way in a northeasterly direction labeled on said survey plan "Exist R/W to Town Road."

This conveyance is made subject to the following restrictions (not conditions subsequent) to be binding upon the Grantees, their heirs, personal representatives and assigns, and in favor of and for the benefit of the remaining contiguous land now or formerly owned by James W. Grant and Donald L. Chambers; and the Grantees, their heirs, personal representatives and assigns, by the acceptance of this deed, agrees not to convey the property above described without the insertion of the following restrictions in any deed that they may give for the granted premises.

1. No trailer, or so-called mobile home, shall be placed upon the premises to be used for residential purposes.

2. No dwelling house shall be constructed on the premises consisting of less than eight hundred (800) square feet of living space measured at the foundation.

3. The above described Lot #20 is subject to the covenants, charges and assessments as more fully set forth in Declaration by James W. Grant and Donald Chambers dated April 25, 1984 and recorded on October 4, 1984 in Book 1514, Page 203 of said Registry of Deeds, to which Declaration and the record thereof express reference is hereby made for all particulars therein contained.

4. There shall be no construction and/or cutting of trees or other growth within fifty (50) feet of each side of the intermittent stream draining said Lot #20 as shown on said survey plan.

Being the same premises conveyed by Warranty Deed of Kyle R. Mercer to John E. Kirby and Sheila N. Kirby dated July 15, 1993 and recorded in Book 2129, Page 346 of the Hancock County Registry of Deeds. Reference is also made to a Quitclaim Deed with Covenant of John E. Kirby and Sheila N. Kirby to John E. Kirby and Sheila Nataraj Kirby, Trustees of the Kirby Family Living Trust dated October 9, 2009 and recorded in said Registry at Book 5310, Page 64.

Parcel 2:

A certain lot or parcel of land, together with any buildings thereon, situated in Somesville, Town of Mount Desert, Hancock County, Maine, bounded and described as follows:

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Beginning at a stone bound set in the ground marking the southwesterly corner of land belonging to John S. Fernald, Jr. et al in the village of Somesville, Maine. Said stone bound also marks an angle point in the easterly line of land belonging to Mark Miller. Thence north twenty-two degrees and thirty-nine minutes east and following the easterly line of land of Mark Miller, three hundred fifty-six feet to a point marking the northwesterly corner of the herein described lot of land. Thence south sixty-nine degrees and forty minutes east, three hundred thirty-eight and six tenths feet to a point in the westerly line of land belonging to Norris Reddish. Thence south nineteen degrees and fifty-nine minutes west, ninety-eight and eight tenths feet to a stone bound set in the ground marking the southwesterly corner of land of Norris Reddish. Thence following the same course namely, south nineteen degrees and fifty-nine minutes west, two hundred fifty-seven and two tenths feet to a stone bound set in the ground marking the southeasterly corner of the herein described lot of land. Thence north seventy degrees and one minute west and following the northerly line of land belonging to Robert Patterson, three hundred fifty-six and seven tenths feet to the point of beginning and containing 2.844 acres.

TOGETHER WITH, and as appurtenant to the above-described premises, a twenty (20) foot wide right of way, for all purposes of a way, including ingress and egress, by foot or by vehicle, and the right to install, use, maintain, repair and replace all above and/or below ground utilities, including electricity, water, sewer, gas, voice, cable television, and transmission of electronic data, the centerline of said right of way being bounded and described as follows:

Beginning at a point in the northerly line of a lot of land conveyed to Henri P. and Della P. DesRosiers from John R. Freeberg, in a deed dated May 23, 1994 and recorded in the Hancock County Registry of Deeds in Book 2269, Page 230 being South seventy-one degrees fifty-eight minutes fifty-five seconds East (S. 71° 58' 55" E.) one hundred ninety eight and seven hundredths (198.07) feet from a pipe found set in the ground at the northwesterly corner of said DesRosiers; thence North one degree twenty-five seconds East (N. 1° 25" E.) twenty-five and sixty-five hundredths (25.65) feet; thence North one degree fifty-nine minutes five seconds West (N. 01° 59' 05" W.) forty-four and eighty-four hundredths (44.84) feet; thence North eight degrees twenty-two minutes fifty-five seconds West (N. 08° 22' 55" W.) thirty-five and thirty-eight hundredths (35.38) feet; thence North eighteen degrees forty-one minutes twenty seconds West (N. 18° 41' 20" W.) twenty-seven and forty-seven hundredths (27.47) feet; thence North thirty-five degrees fifty-two hundredths (N. 35° 52' 35" W.) twenty-three and sixty-four hundredths (23.64) feet; thence North fifty-seven degrees three minutes thirty-five seconds West (N. 57° 03' 35" W.) twenty-one and ninety hundredths (21.90) feet; thence North sixty-two degrees fifty-six minutes forty seconds West (N. 62° 56' 40" W.) thirty-seven and eighty-two hundredths (37.82) feet; thence North forty-eight degrees fifty minutes fifteen

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seconds West (N. 48° 50' 15" W.) thirty-one and ninety-two hundredths (31.92) feet; thence North nineteen degrees two minutes forty seconds West (N. 19° 02' 40" W.) twenty-nine and fifty-four hundredths (29.54) feet; thence North twenty degrees thirty-seven minutes forty-five seconds East (N. 20° 37' 45" E.) ninety-two and thirty-eight hundredths (92.38) feet; thence South eighty-six degrees twelve minutes fifteen seconds East (S. 86° 12' 15" E.) fifteen and fifty-two hundredths (15.52) feet; thence North three degrees forty-seven minutes forty-five seconds East (N. 03° 47' 45" E.) ninety-four (94) feet, more or less, to the sideline of Route 102.

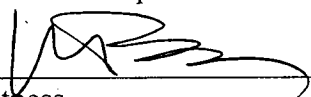
Being the same premises conveyed by Quitclaim Deed of Henri P. DesRosiers and Della Panos to John E. Kirby and Sheila N. Kirby dated December 29, 2000 and recorded in Book 3012, Page 124 of the Hancock County Registry of Deeds, and Easement Deed from Stephen P. Fernald and Wanda J. Fernald to John E. Kirby and Sheila N. Kirby, dated January 4, 2001 and recorded in said Registry at Book 3012, Page 119. Reference is also made to a Quitclaim Deed with Covenant of John E. Kirby and Sheila N. Kirby to John E. Kirby and Sheila Nataraj Kirby, Trustees of the Kirby Family Living Trust dated October 9, 2009 and recorded in said Registry at Book 5310, Page 64.

Meaning and intending to convey and hereby conveying, whether described herein or not, all real property owned by the Kirby Family Living Trust in Hancock County, Maine.

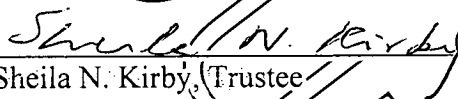
IN WITNESS WHEREOF, I, SHEILA N. KIRBY have hereunto set my hand and seal this 1st day of October, 2021.

SIGNED, SEALED and DELIVERED

In the presence of:



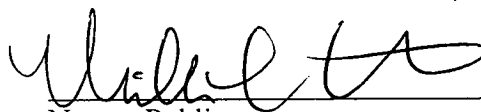
Witness



Sheila N. Kirby, (L.S.)
Sheila N. Kirby, Trustee
of the Kirby Family Living Trust

COUNTY OF CUMBERLAND,
STATE OF MAINE, ss:

On this 1st day of October, 2021, personally appeared the above named SHEILA N. KIRBY and acknowledged the foregoing instrument to be her free act and deed in her said capacity.



Notary Public

MILES C. HUNT
NOTARY PUBLIC - State of Maine
My Commission Expires
June 29, 2024

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