

07801

QUITCLAIM DEED

I, **JANE W. BROWN**, of Groton, Massachusetts with a mailing address of P. O. Box 991, Groton, MA 01450-0991, for consideration paid, **GRANT** to **SIEGMAR ESCHHOLZ** of Southwest Harbor, Hancock County, Maine with a mailing address of P. O. Box 1432, Southwest Harbor, ME 04679, with **QUITCLAIM COVENANT**, a certain lot or parcel of land situated in Southwest Harbor, Hancock County, Maine, and being bounded and described as follows, to wit:

PARCEL 1

A certain lot or parcel of land situated in Southwest Harbor, in the County of Hancock, and State of Maine, and bounded and described as follows: to wit: Beginning at the northwest corner of the late John O'Connor homestead lot, and in the southerly line of the late Jacob W. Carroll homestead lot; thence north sixty degrees east but following said Carroll's line twenty-five rods more or less to the westerly line of land formerly owned by Eben and Daniel Fernald; thence about south twenty-four degrees east eighteen rods more or less to a cedar stake; thence south sixty-six degrees forty-five minutes west twenty-four rods more or less to a cedar stake, thence about north twenty-seven degrees thirty minutes west about fifteen rods and ten links more or less to the place of beginning, containing two acres and eighty-four square rods more or less. Together with a right of way in common with others from the highway leading from Southwest Harbor to Fernald's Point to said described lot, being (A.I.) of the division of the estate of William O'Connor. And for a further description of said described lot and way thereto see records of the Probate Court of Hancock County, Maine, Book 102, Page 4, and Hancock County Registry of Deeds Book 450, Page 233, and being the division of the estate of William O'Connor, deceased, as set off by the court to Catherine or Katherine Davis and others. See also Warranty Deed of Lillie S. Robbins, et. als. to Christopher Lawler dated March 13, 1943 recorded in Book 693, Page 429.

Reference may be had to Deed from Christopher Lawler to Virginia Y. Wilbur dated October 25, 1950 recorded in Hancock County, Maine, Registry of Deeds Book 739, Page 6.

PARCEL 2

Also, another lot or parcel of land in Southwest Harbor, formerly a part of the town of Tremont, bounded and described as follows, to wit: Beginning at the Fernald Road, so called, in the William Lawler east line, Thence north forty-five degrees east by said road; Thence north thirty degrees west to the John Carroll's south--east line of the home lot; Thence southerly by said line to the William Lawler east line; Thence by said Lawler east line to the first mentioned bound, and containing sixteen and one-fourth acres, more or less. Being a part of lot 115 on the Plan of Salem Town, and meaning the same land described in a deed recorded in Vol. 115, Page 54 of the Hancock Registry of Deeds.

MAINE REAL ESTATE
TRANSFER TAX PAID

Reference may be had to Deed from the Carroll Company to Virginia Y. Wilbur dated July 1, 1949, recorded in Book 729 Page 174 of said Registry of Deeds.

Further granting as appurtenant to the herein conveyed premises all of the grantor's right, title and interest in and to any and all easements reserved in the following two documents: 1) Conservation Easement by and between Virginia Y. Wilbur and the United States of America dated June 13, 1974, recorded in said Registry of Deeds in Book 1194, Page 667; and 2) Warranty Deed from Virginia Y. Wilbur to Maine Coast Heritage Trust dated December 24, 1979, recorded in said Registry of Deeds in Book 1368, Page 55.

Source of Grantor's title is Deed of Distribution from Preston H. Saunders and Francis W. Dubreuil, Personal Representatives of the Estate of Virginia Y. Wilbur to Jane W. Brown and James F. Wilbur as joint tenants dated July 20, 1988, recorded in Book 1708, Page 510 of the Hancock County, Maine, Registry of Deeds. James F. Wilbur died May 24, 1991 and the Grantor herein is the surviving joint tenant.

TOGETHER WITH all rights, easements, privileges and appurtenances belonging to the granted estate.

WITNESS my hand and seal this 11th day of May, 1999.

Jane W. Brown
Jane W. Brown

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF:

Then personally appeared the above named, Jane W. Brown, and acknowledged the foregoing instrument to be her free act and deed this 11th day of May, 1999.

Before me,

James G. Cullen
Notary Public

My Commission Expires:

7-10-2003

JAMES G. CULLEN
Notary Public

SEAL

My Commission Expires 7-10-2003

Print Name / Affix Seal JAMES G. CULLEN

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REGISTER OF DEEDS
HANCOCK COUNTY SS.
Marilyn Peterson

REGISTER

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