

**QUITCLAIM DEED
(With Covenant)**

I, **WILLIAM H. BANKS, JR.**, whose mailing address is PO Box 97, Swan's Island, Maine, 04685, for consideration paid, grants to **SANDRA HAGGARD**, whose mailing address is PO Box 142, Swan's Island, Maine, 04685,, with **QUITCLAIM COVENANT**, a certain lot or parcel of land situated in Swan's Island, Hancock County, State of Maine, and bounded and described as described in:

Exhibit A entitled "**DESCRIPTION OF LOT BEING CONVEYED BY BANKS TO HAGGARD**" attached hereto.

WITNESS my hand and seal this 15th day of January, 2009.

William H. Banks, Jr.
William H. Banks, Jr.

STATE OF MAINE
HANCOCK, ss.

January 15, 2009.

Personally appeared the above named William H. Banks, Jr. and acknowledged the foregoing instrument to be his free act and deed.

Before Me,

Dexter Lee
Notary Public / Attorney at Law

NOTARY PUBLIC

Swan's Island, Maine

My Commission Expires: May 3, 2012

Printed Name of Notary Public / Attorney at Law

EXHIBIT A
DESCRIPTION OF LOT BEING CONVEYED BY BANKS TO HAGGARD

A lot of land located on the southerly side of the Lemoine Road in the town of Swan's Island, county of Hancock, state of Maine, said lot being a portion of the premises described in a deed of William Banks, Jr. recorded in Bk. 4997, Pg. 94 and being the southerly portion of the premises described in a deed of William Banks recorded in Bk. 1352 Pg. 150, said lot more particularly bounded and described as follows:

Beginning at a Herrick & Salsbury bolt at the northwesterly corner of the 2nd Parcel described in a deed of Paul & Margot Crawshaw recorded in Bk. 2786, Pg. 184, said bolt being at the northwesterly corner of the 25.9 acre town of Swans Island lot shown on a survey map by Herrick & Salsbury, Inc. recorded in File 24, #148;

Thence S 3° 59' 53" E±, 749.27'±, along the westerly bound of said Crawshaw lot, to a point, said point bearing N 3° 59' 53" W±, 78.00' from a 24" diameter maple tree at the southwesterly corner of said Crawshaw lot;

Thence N 88° 04' 52" W, 960'±, along the northerly bound of a lot of land of Liela Johnson described in deeds recorded in Bk. 1722, Pg. 522 and in Bk. 1749, Pg. 276, to a point on an old wire fence, or a southerly extension thereof, the location of said Johnson northerly boundary to be agreed upon by said Liela Johnson;

Thence N 3° E±, 1070'±, along an old wire fence and a northerly extension thereof, along the easterly bound of a lot of land to be conveyed to Josh & Christal Applin, to #6 iron re-bar found on the southerly side of the Lemoine Road, said re-bar bearing N 79° 27' 22" E, 297.42' from an iron bolt found in a rock on the southerly side of said Lemoine Road, and said re-bar bearing S 84° 33' 34" W, 379.20' from a drill hole set in ledge on the northerly side of said Lemoine Road;

Thence continuing on a bearing of N 3° E±, 28'± to a point in the centerline of the traveled way of said Lemoine Road;

Thence generally easterly, 185'±, along said centerline, to a point;

Thence S 1° W±, 420'±, along the westerly bound of a lot of land of Sandra Haggard described in deeds recorded in Bk. 2245, Pg. 105 and in Bk. 2269, Pg. 250 to a point at the southwesterly corner thereof;

Thence S 85° E±, 585'± along the southerly bound of said Haggard lot, to a point at the southeasterly corner thereof;

Thence N 1° E $\pm$, 365' $\pm$ along the easterly bound of said Haggard lot, to a point at the northeasterly corner thereof;

Thence easterly, 65' $\pm$, along the southerly bound of a lot of land now or formerly of Kenneth Lemoine, Jr. described in a deed recorded in Bk. 1294, Pg. 374 to a point at the northwesterly corner of the First Parcel described in a deed of Clayton & Jane Savage recorded in Bk. 3782, Pg. 264;

Thence S $3^{\circ} 59' 53''$ E $\pm$, 290' $\pm$, along the westerly bound of said Savage lot, to the bolt described at the point of beginning;

Containing 16 $\pm$ acres;

Subject to the rights of the public to that portion of the Lemoine Road right of way that is located within the above described lot, the southerly sideline of said right of way presumed to be located 24.75' southerly of, and parallel with the centerline of the traveled way of said Lemoine Road;

Orientation referenced to Magnetic North as observed in 2007;

The above described lot to be mapped by Eastern Surveying Co., Inc. in 2009 and the exterior corners of said lot to be monumented with capped, #5, iron re-bars set by Eastern Surveying Co., Inc. in 2009.