

QUITCLAIM DEED WITH COVENANT

KNOW ALL BY THESE PRESENTS, that **Rocky Coast Real Estate Group, LLC**, a Maine limited liability company, with a mailing address of PO Box 824, Blue Hill, ME 04614, for consideration paid, **GRANTS to 30 Cottage, LLC**, a Maine limited liability company, with a mailing address of ~~8 Cottage Street~~, Bar Harbor ME 04609-1810, with QUITCLAIM COVENANT, a certain lot or parcel of land, together with the buildings thereon, situated in the Town of Bar Harbor, County of Hancock, State of Maine, described in Exhibit A incorporated hereto and made a part hereof.

Together with all rights, easements, privileges and appurtenances belonging to the granted estate.

IN WITNESS WHEREOF, the said Rocky Coast Real Estate Group, LLC has caused this instrument to be signed in its corporate name by Pamela J. Gerrish, duly authorized this 17th day of March, 2021.

Rocky Coast Real Estate Group, LLC

By: Pamela J. Gerrish
Pamela J. Gerrish, duly authorized

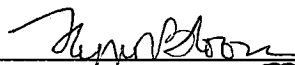
HANCOCK COUNTY

STATE OF MAINE
COUNTY OF HANCOCK

March 17, 2021

Personally appeared before me, the above-named Pamela J. Gerrish, Agent of Rocky Coast Real Estate Group, LLC, duly authorized, and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of Rocky Coast Real Estate Group, LLC.

Before me,



Notary Public

TAMMY H. BLOOM
Notary Public, State of Maine
My Commission Expires 11/13/2021

Notary: Print or Type Name

My Commission Expires:



HANCOCK COUNTY

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EXHIBIT A

A certain lot or parcel of land, together with the buildings thereon, situated in the Town of Bar Harbor, Hancock County, Maine, being the same premises as described in the deed from Marian W. Ellis to Rocky Coast Real Estate Group, LLC, dated April 7, 2015, recorded in Book 6372, Page 81, being further bounded and described as follows, to wit:

“A certain lot or parcel of land, together with the buildings thereon, situated in Bar Harbor, Hancock County, Maine, bounded and described as follows, to wit:

Beginning at the northeast corner of the Hotel Everard lot, so-called, in the southern side line of Cottage Street; thence in a southerly direction but everywhere following the western line of the Rodick property, so-called, eighty (80) feet; thence in a westerly direction parallel with the southern side line of Cottage Street and eighty (80) feet distant therefrom twenty-five (25) feet; thence in a northerly direction but everywhere parallel with the line first above described and twenty-five (25) feet distant therefrom eighty (80) feet to the southern side line of Cottage Street; thence in an easterly direction but everywhere following the southern side line of Cottage Street twenty-five (25) feet to the place of beginning, containing two thousand (2,000) square feet, more or less.

Together with a right of way over a strip of land four (4) feet in width and forty-five (45) feet long adjoining the above lot on the south to a private way leading to Cottage Street; also a right of way for all purposes of a way with others who have similar rights over the private way ten (10) feet wide leading from the southern side of a lot of land conveyed by Harold A. Loring to the Bangor Hydro-Electric Company to Cottage Street.

The above described premises are hereby conveyed subject to any recorded easement in favor of the Bangor Hydro-Electric Company.

The above described premises are also conveyed together with the benefits of and subject to the burdens of all covenants, conditions, easements and liens of record.”

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