

P.45
Ret
Return to:

Gordon Stewart, Manager
P.O. Box 5, Deer Isle, ME 04627

[Corrected]
WARRANTY DEED

KNOW ALL BY THESE PRESENTS that **WICKED GOOD VIEW, LLC**, a Delaware limited liability company with a mailing address c/o Gordon Stewart, Manager, P.O. Box 5, Deer Isle, ME 04627, grants to **DOWNEAST PROPERTY MANAGEMENT AND CONSTRUCTION SERVICES, LLC**, a Maine limited liability company with a mailing address c/o Gordon Stewart, Manager, P.O. Box 5, Deer Isle, ME 04627, with Warranty Covenants, the land, together with any improvements thereon, in Franklin, Hancock County, State of Maine, more particularly described as follows:

Beginning at the northeast corner of the old Cole Dyer pasture, said point of beginning also being the point of beginning of "Third Lot" described in a deed from Gertrude M. Fernald to Bruce R. Carter et al., dated January 10, 1973, and recorded in Hancock County Registry of Deeds in Book 1160, Page 205; thence South 81° 30' West along the northerly line of land now or formerly of Connors one thousand three hundred seventy feet, more or less, to the southeasterly corner of land now or formerly of Albee; thence North 01° 45' West along said Albee's easterly line one thousand five hundred twenty feet to a point; thence North 13° 15' West along said Albee's easterly line two hundred forty feet, more or less, to a "Truck Road" so-called; thence easterly by said Truck Road eight hundred thirty feet, more or less, to the South Shore Colony Road, also known as the Camp Road; thence easterly by said South Shore Colony Road four hundred eighty feet, more or less, to the line of land now or formerly of Bruce G. Carter; thence North 70° 00' East along said line of Carter five hundred eighty-five feet, more or less, to an iron stake; thence South 40° 10' East along said land of Carter four hundred fifty feet, more or less, to an iron stake set in the ground; thence South 19° 20' West along the northerly line of land conveyed by Dale Henderson Logging, Inc., a Maine corporation, to Bruce R. Carter and Alice J. Carter by deed of a date recently preceding November 2, 2000, seven hundred fifty feet to a one inch iron bolt set in a swamp; thence South 73° 40' East by and along the westerly sideline of land conveyed by said Dale Henderson Logging, Inc. to said Bruce R. Carter and Alice J. Carter six hundred seventy-five feet to a one inch iron bolt set in the ground; thence South 18° 25' West along the northerly sideline of land of said Bruce R. Carter and a blazed red painted line two thousand nine hundred sixty-five feet, more or less, to the easterly sideline of land now or formerly of M.P. Noyes heirs; thence North 2° 00' East along the easterly sideline of said land of M.P. Noyes heirs and said land of Connors one thousand eight hundred ninety feet, more or less, to the point of beginning. Containing 102 acres, more or less.

Bearings are oriented to Grid North, Maine East Zone.

Together with rights of way for all purposes of ways for ingress and egress by foot or vehicular passage, together with the right to set and maintain utility lines and poles either above or below ground; Said right of way leading from the George's Pond Road over the "Camp Road", the "Winter Road", and the "Truck Road" (built 1970); Said right of way crossing over lands of others.

Being a portion of the premises described in a deed of Peter Sowinski to said Dale Henderson Logging, Inc. dated December 31, 1999, and recorded in said Registry in Book 2894, Page 95.

Such premises containing all 29.99 acres, more or less, of the premises which are subject to and described by that certain Final Subdivision Plan for Wicked Good View, LLC, recorded on May 27, 2004 in said Registry in Book 32, Page 144 (Instrument #2004000107), as amended by that certain Amended Final Subdivision Plan for Wicked Good View, LLC recorded on March 15, 2005 in said Registry in Book 33, Page 196 (Instrument #2005000035).

The purpose of this deed is to correct the spelling of the grantee that appeared in the Warranty Deed dated December 29, 2011 and recorded in the Registry on December 30, 2011 at Book 5743, Page 31.

IN WITNESS whereof, Wicked Good View, LLC, has caused this instrument to be executed by its manager, Gordon Stewart, this 25th day of January 2012.

WICKED GOOD VIEW, LLC

By: Gordon Stewart
Gordon Stewart, Manager

County of Hancock) ss
State of Maine)

On this 25 day of January 2012, personally appeared before me, Gordon Stewart, in his capacity as Manager of Wicked Good View, LLC, and acknowledged the execution of the foregoing instrument to be his free act and deed and the free act and deed of said limited liability company.

Before me,


Notary

SEAL

DIANNE B. THOMPSON
NOTARY PUBLIC MAINE
MY COMMISSION EXPIRES MAY 03, 2012

2 #2 (2)

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that **DOWNEAST PROPERTY MANAGEMENT AND CONSTRUCTION SERVICES, LLC**, a Maine limited liability company with a mailing address c/o Gordon Stewart, Manager, P.O. Box 5, Deer Isle, ME 04627, as Grantor, grants to **ACADIA FROM BAILEY MOUNTAIN HOMEOWNERS ASSOCIATION**, a Maine non-profit corporation with a mailing address c/o Gordon Stewart, President, P.O. Box 5, Deer Isle, ME 04627, as Grantee, with **Warranty Covenants**, all right, title, and interest in lands designated for roads and identified as "ACADIA VIEW DRIVE" and "ACADIA VIEW CIRCLE" on the approved subdivision plan entitled, "Amended Final Subdivision Plan — Wicked Good View, LLC", recorded on March 15, 2005 in the Hancock County Registry of Deeds in Map/File 33 #196 (Document #2005000035A) (the "Plan") in the Town of Franklin, Hancock County, State of Maine, containing 4.54 acres more or less, together with any improvements thereon.

Said "ACADIA VIEW DRIVE" is now known as "BAILEY MOUNTAIN DRIVE" on the Town of Franklin tax maps and in the Town of Franklin records.

Being subject to, and entitled to the benefits of, that certain certain "Declaration of Covenants and Restrictions of Wicked Good View, LLC Subdivision and Acadia From Bailey Mountain Homeowners Association", dated as of August 3, 2020, and as recorded in the Hancock County Registry of Deeds in Book 7042, Page 702 on August 4, 2020.

Reserving to Grantor, its grantees, successors, and assigns, the perpetual right and easement of ingress and egress, to pass over said roads by foot or by vehicle in order to access for any purpose the lands outside of the Wicked Good View Subdivision, containing 71.57 acres more or less as shown on the Plan, together with perpetual rights to access utilities, rights of way, and other easements of record within the Wicked Good View Subdivision.

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

Being a portion of the lands conveyed to Grantor from Wicked Good View, LLC, by Warranty Deed dated December 29, 2011, and recorded in the Hancock County Recorder of Deeds Registry on December 30, 2011, at Book 5743, Page 31 (Document #2011020213); as corrected by [Corrected] Warranty Deed from Wicked Good View, LLC, dated January 25, 2012, and recorded in the Hancock County Recorder of Deeds Registry in Book 5757, page 47, on January 25, 2012 (Document #2012001147).