

**QUITCLAIM DEED WITH COVENANT**

**NATALIA ALEKSEEVA**, by her attorney-in-fact, Aleksandra Alekseeva, whose mailing address is 106 Dovercourt Road, Apt #704, Toronto, Ontario Canada M6J 0G4, (being unmarried) for consideration paid, grants to **SERGEI BREUS**, having a mailing address of P.O. Box 146, Blue Hill, Maine 04614, with QUITCLAIM COVENANT,

A certain lot or parcel of land, together with any buildings and improvements thereon, situated in that part of Blue Hill known as East Blue Hill, Hancock County, Maine, bounded and described in a deed from Michael Murnik and Lane Lucas to Natalia Alekseeva dated April 15, 2015, and recorded in the Hancock County Registry of Deeds in Book 6376, Page 225, as set out in Exhibit A hereto, which exhibit is incorporated herein by reference.

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HANCOCK COUNTY

The Grantor has set her hand and seal this 8 day of May 2025.

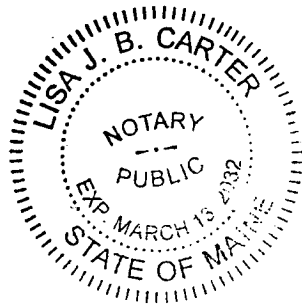
NATALIA ALEKSEEVA, by  
Aleksandra Alekseeva, Attorney-in-Fact

STATE OF MAINE  
COUNTY OF HANCOCK

MAY 8, 2025

Personally appeared before me, the above-named NATALIA ALEKSEEVA, by Aleksandra Alekseeva, Attorney-in-Fact, and acknowledged the foregoing instrument to be her free act and deed.

Notary Public/Attorney at Law



LISA JB CARTER  
Type/print name of Notary Public  
Commission expires: 3-13-32

COUNTY

**EXHIBIT A**

**PROPERTY: 31 Windswept Lane, Hancock County, Maine 04614  
Tax Map 25, Lot 19-4; and 1/6 interest in Tax Map 25, Lot 26**

A certain lot or parcel of land, together with any buildings and improvements thereon, situated in that part of Blue Hill known as East Blue Hill, Hancock County, Maine, bounded and described in a deed from Michael Murnik and Lane Lucas to Natalia Alekseeva dated April 15, 2015, and recorded in the Hancock County Registry of Deeds in Book 6376, Page 225, as follows:

A certain lot or parcel of land situated in that part of Blue Hill known as East Blue Hill, Hancock County, Maine and being more fully identified as Lot 4 as shown on the Final Subdivision Plan of Windswept prepared by Clark G. Staples, PLS #2332, dated April 7, 2010, approved by the Blue Hill Planning Board on April 12, 2010 and recorded on May 14, 2010 in Plan File 39, #172 of the Hancock County Registry of Deeds.

EXCEPTING AND RESERVING from the above described lot, a right-of-way thirty-five (35) feet in width, for all purposes of a way, including the installation, maintenance and repair of utility services as defined in Title 33 M.R.S.A. §458, leading from the easterly boundary of Lot 7 and crossing Lot 4 as generally located for a driveway and utilities on the Final Subdivision Plan of Windswept, to the westerly boundary of Lot 3 of said Subdivision.

ALSO EXCEPTING AND RESERVING from the above described lot 4, two thirty foot by thirty foot (30' x 30') square turn-around easements as shown on the Final Subdivision Plan of Windswept.

ALSO CONVEYING a right-of-way for all purposes of a way, including the installation, maintenance and repair of utility services over Lot 7 as shown on the Final Subdivision Plan of Windswept, to be used in common with others having a right to its use. Said right of way shall be appurtenant to and for the benefit of the lot conveyed herein.

ALSO CONVEYING an undivided one-sixth interest in Lot 7 as shown on said Final Subdivision Plan of Windswept, subject to the rights of others in and to said Lot 7, including but not limited to the use of Lot 7 for access to remaining lots of Windswept.

The premises are conveyed SUBJECT to and with the benefit of the terms of the Declaration of Covenants and Restrictions Affecting Windswept Subdivision, Blue Hill, Maine, made by Windswept Homeowners Association dated April 14, 2015 and recorded in Book 6375, Page 183 of the Hancock County Registry of Deeds.

By acceptance of this deed, the Grantee herein, his successors and assigns, shall be a member of Windswept homeowners association and subject to the bylaws, rules, restrictive, covenants and assessments as may from time to time be decided by the members of Windswept homeowners association pursuant to its bylaws. All owners of lots within Windswept subdivision shall be members of said Windswept homeowners association.

ALSO CONVEYING an undivided one-sixth interest in and to land located southerly of the Curtis Cove Road, bounded and described as follows:

Beginning at an 8-inch square granite monument found twenty-six (26) feet, more or less, northerly of the high water line of Blue Hill Bay at the southwesterly corner of land described in a deed to Darby, recorded at the Hancock County, Maine, Registry of Deeds in Book 2455, Page 286;

Thence North two degrees eleven minutes East (N. 2° 11' E.) one thousand two hundred four and five tenths (1,204.5) feet by and along the westerly line of land of said Darby, to a #6 rebar set flush; Thence continuing the same course, (N. 2° 11' E.), twenty-four (24) feet, more or less, continuing along the westerly line of land of said Darby, to a point on the centerline of the Curtis Cove Road;

Thence in a northwesterly direction one thousand (1,000) feet, more or less, by and along the centerline of said Curtis Cove Road, to a point on said centerline, said point being on the easterly line of land of York, described in a deed recorded at the Registry in Book 2228, Page 112, said line being described in boundary line agreement between Luther G. and Ruth P. Holbrook and Hartley D. and Mazy S. York, recorded at the Registry in Book 1088, Page 14;

Thence South four degrees twenty-four minutes West (S. 4° 24' W.), twenty-eight (28) feet, more or less, by and along the easterly line of land of said York, to a #6 rebar set, said rebar being located, for a tie line, North seventy-one degrees forty-one minutes West (N. 71° 41' W.), nine hundred ninety-eight and four tenths (998.4) feet from the last mentioned rebar set;

Thence South seventy-four degrees nineteen minutes East (S. 74° 19' E.), seventy-one and zero tenths (71.0) feet, continuing along the easterly line of York, to a #6 rebar set;

Thence South four degrees twenty-four minutes West (S. 4° 24' W.), eighty-one and three tenths (81.3) feet, continuing along the easterly line of land of said York and passing through a #6 rebar set flush, to a #6 rebar set flush, said rebar being located, for a tie line, North thirty degrees thirty nine minutes West (N. 30° 39' W.), one thousand six hundred forty-seven and three tenths (1,647.3) feet from the granite monument found at the point of beginning.

Thence continuing the same course, (S. 4° 24' W.), eight (8) feet, more or less, continuing along the easterly line of land of said York, to a point on the high waterline of Curtis Cove;

Thence in a southeasterly direction one thousand seven hundred sixty-nine (1,769) feet, more or less, by and along the high water line of Curtis Cove and Blue Hill Bay, to a point on said high water line;

Thence North two degrees eleven minutes East (N. 2° 11' E.), twenty-six (26) feet, more or less, to the granite monument found at the point of beginning;

Containing fifteen and six tenths (15.6) acres, more or less, to the limits of Curtis Cove Road.

TOGETHER with all of the Grantor's right, title and interest in and to the shore and flats abutting the shoreline of the within described premises, as determined by the laws of the State of Maine. Rebars were set with surveyors' caps inscribed "Sage Collins, PLS 1200, Blue Hill, ME".

Bearings are magnetic and were taken from a Richard Buxton plan, entitled "Property Surveyed for Alida K.L, Milliken Estate", dated November 1975 and last revised January 1976 and recorded at the Registry in Plan Book 14, Page 130.

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The description of said land located southerly of the Curtis Cove Road was prepared by Sage Collins Surveying, Inc. in accordance with a Plan entitled "Boundary Survey for Estate of Ruth B. Holbrook Property, Curtis Cove Road, East Blue Hill, Hancock County, Maine" and dated September 29, 2009, last revised January 25, 2010.

The premises lying southerly of Curtis Cove Road are SUBJECT to the terms of a Conservation Easement from Blue Mill Heritage Trust, dated March 1, 1996, recorded at the Registry of Deeds in Book 2501, Page 120 as amended by document dated March 5, 2010, recorded at the Registry in Book 5380, Page 208.

Meaning and intending to convey the same premises conveyed by Corrective Deed recorded in Book 6376, Page 216 of the Hancock County Registry of Deeds correcting Deed dated May 11, 2010 from Curtis Cove, LLC to Michael Murnik and Lane Lucas as recorded in Book 5413, Page 189 of the Hancock County Registry of Deeds.

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