

HANCOCK

**QUITCLAIM DEED WITH COVENANT**

DLN: 1002140169094

**WATER STREET HOLDINGS, LLC**, a Maine limited liability company with a place of business in Rockland, Maine.

FOR CONSIDERATION PAID GRANTS TO

**LISABETH J. OXMAN**, of 24 Atlantic Avenue, Bar Harbor, Maine 04609

**WITH QUITCLAIM COVENANT**, lot or parcel of land, together with any improvements thereon, located in the City of Ellsworth, County of Hancock and State of Maine, described as follows:

COMMENCING on the easterly side of Water Street at a point sixty-nine (69) feet northerly from the northwest corner of the Starkey Lot;

THENCE about North seventy-six degrees East (N 76° E) about eighty-five (85) feet;

THENCE South fourteen degrees East (S 14° E) and passing twenty (20) feet from the easterly end of the building on the premises hereby conveyed, formerly the Clark & Davis store, a distance of fifty-six and two tenths (56.2) feet to the northeasterly corner of the premises described as conveyed by William H. Titus to Thomas C. Smith by deed dated August 3, 1933 and recorded in Hancock County, Maine, Registry of Deeds in Book 641, Page 279;

THENCE South seventy-six degrees West (S 76° W), but always following the northerly sideline of said premises described as conveyed by William H. Titus to Thomas C. Smith, a distance of eighty-five (85) feet to the easterly side of said Water Street;

THENCE in a generally northerly direction along the easterly side of said Water Street a distance of fifty-six and two tenths (56.2) feet to the point of beginning.

The premises hereinabove described as conveyed are conveyed **SUBJECT TO** a right of way for all purposes of a way ten (10) feet in width extending along the northern margin of the premises hereby conveyed to property now or formerly of Omar W. Tapley, to be used in common by all persons who may now or hereafter be lawfully entitled to rights therein.

Also **SUBJECT TO** an easement granted by Ellsworth American, Inc. to Bangor Hydro-Electric Company by instrument dated June 23, 1967, recorded in Volume 1041, Page 90 of the Hancock County Registry of Deeds.

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TOGETHER WITH an easement for the benefit of the parcel described above as excepted and reserved in the Release Deed of Ellsworth American Incorporated to City of Ellsworth, dated March 15, 2018, recorded in Volume 6882, Page 189 of the Hancock County Registry of Deeds. Said easement provides for the reserved right to use and maintain underground cables and conduit located and running in a general northeasterly direction from Parcel One above to Parcel Two above for the benefit of both Parcels One and Two above. Said easement area shall extend three (3) feet on either side of the existing conduit and any disturbance of the easement area for repair or maintenance shall be completed within 24 hours and surface shall be restored in its original condition and resurfaced so as to match the surrounding surface area upon completion of repair or maintenance.

For source of title, reference may be had to the Deed of Ellsworth American, Incorporated to Water Street Holdings, LLC dated August 30, 2018 and recorded in the Hancock County Registry of Deeds, Book 6909, Page 669, in which deed the parcel conveyed herein is described as "Parcel One."

IN WITNESS WHEREOF, the said Water Street Holdings, LLC has caused this instrument to be sealed with its company seal and signed in its company name by its Member, Reade F. Brower, thereunto duly authorized this 27 day of October, 2021.

WATER-STREET HOLDINGS, LLC

By: [Signature]  
Name: Reade F. Brower  
Title: Member

STATE OF MAINE  
Knox, ss.

October 26, 2021

Then personally appeared the above-named Reade F. Brower, Member of Water Street Holdings, LLC, said Grantor Limited Liability Company, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said company in his said capacity.

BEFORE ME,

[Signature]  
Notary Public  
Printed Name: DONNALEEN VANORSE-DINAPOLI  
Date Commission Expires: Notary Public, Maine  
My Commission Expires May 1, 2022