

**QUITCLAIM DEED with COVENANT**

TIFFANY S. BENNER, with a mailing address of 344 Main Street, Ellsworth, Maine 04605, for consideration paid, grants to **JOSEPH GIBBONS AND KATHLEEN GIBBONS**, with a mailing address of 17-35 Murray Street, Whitestone, New York 11357, with QUITCLAIM COVENANT, as joint tenants, a certain lot or parcel of land, together with any buildings or improvements thereon, situated in Ellsworth, Hancock County, Maine, bounded and described in EXHIBIT A, attached hereto and made a part hereof.

WITNESS my/our hand(s) and seal(s) this 28<sup>th</sup> day of June, 2018.

Witness

Tiffany S. Benner  
TIFFANY S. BENNER

STATE OF MAINE  
COUNTY OF HANCOCK, ss.

June 28, 2018

Personally appeared the above named, Tiffany S. Benner, and acknowledged the foregoing instrument to be her free act and deed.

Before Me,

Amanda Salsbury  
Notary Public

Printed Name

Commission expiration

AMANDA SALSURY  
NOTARY PUBLIC

MY COMMISSION EXPIRES  
MAY 13, 2021

Exhibit A

A certain lot or parcel of land, together with any buildings and improvements thereon, situated in Ellsworth, Hancock County, Maine, bounded and described as follows:

"Beginning at an iron pipe driven in the ground at or near the northerly line of Main Street, which bears N. 78° 17' E of and is 60.09' distant from the southeasterly corner of the property described in a deed from the herein grantors to the herein grantees dated December 20, 1968, and recorded in Hancock County, Maine, Registry of Deeds, Volume 1072, Page 685; thence N. 14° 48' 30" W. 111.33' along other land of the herein grantors to an iron pipe driven in the ground; thence N. 75° 11' 30" E. 150.00' along other land of the herein grantors to an iron pipe driven in the ground; thence S. 14° 48' 30" E. 119.41' along other land of the herein grantors to an iron pipe driven in the ground at or near the northerly line of said Main Street; thence S. 78° 17' W. 150.22' along the northerly line of said Main Street to the point of beginning."

The said grantees do hereby for themselves, their heirs and assigns, executors and administrators by the acceptance of this deed of conveyance and in consideration of the premises covenant with the grantors, their successors and assigns that they will not construct any building with the necessary other buildings to serve as a homestead at a cost of less than \$10,000.00 at the time of construction.

And it is further covenanted and agreed that they will not permit the premises to be used for any commercial or industrial purposes.

Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

Being all and the same premises as conveyed in a deed from Option One Mortgage Loan Trust 2007-FXD1 to Tiffany S. Benner dated March 16, 2009 and recorded in Book 5164, Page 36 at the Hancock County Registry of Deeds.