

QUITCLAIM DEED WITH COVENANT

DLN: 1001940068580

WILLIAM TAPLEY GREGOR, having a mailing address of 92 Appleton Street, Boston, Massachusetts 02116-6110, for consideration paid, GRANTS to RICHARD GREGOR and CAROL GREGOR, husband and wife, both having a mailing address of 173 South Wharf Road, Brooksville Maine 04617-3426, as JOINT TENANTS, with QUITCLAIM COVENANT, a certain lot or parcel of land, together with the improvements thereon, situated in Brooksville, Hancock County, Maine, bounded and described as follows:

Beginning at a point on the northerly limit of the South Wharf Road at the westerly corner of land described to Moss, Book 6809, Page 114, said point being located, for a tie line, **N 64° 49' E 7.8 feet** from a #6 rebar set flush in 2017;

Thence **N 64° 49' E 126.1 feet** by and along the northwesterly line of land of said Moss, to a #6 rebar set flush in 2017;

Thence **S 41° 44' E 301.5 feet**, by and along the northeasterly line of land of said Moss, to a #6 rebar set flush in 2017 on the northwesterly line of a 0.8-acre lot to be conveyed by the Grantor herein, William T. Gregor, to the Grantees herein, Richard & Carol Gregor;

Thence **N 51° 00' E 25.0 feet**, by and along the northwesterly line of said 0.8-acre lot to be conveyed, to a #6 rebar set in 2019 at the southerly corner of the remaining land of the Grantor herein;

Thence **N 35° 04' W 689.9 feet**, by and along the southwesterly line of the remaining land of the Grantor herein, to a #6 rebar set in 2019;

Thence **N 37° 40' W 84.8 feet**, continuing along the southwesterly line of the remaining land of the Grantor herein, to a #6 rebar set in 2019, said rebar being located, for a tie line, **N 12° 33' W 491.3 feet** from the rebar set as referenced, as a tie line, to the point of beginning;

Thence continuing **N 37° 40' W 34 feet**, more or less, continuing along the southwesterly line of the remaining land of the Grantor herein, to a point on the high waterline of the Bagaduce River;

Thence in a generally southwesterly direction **254 feet**, more or less, by and along the high waterline of said Bagaduce River, to a point on the northerly limit of said South Wharf Road;

Thence **S 37° 40' E 487 feet**, more or less, by and along the northerly limit of said South Wharf Road, to the point of beginning;

Containing **2.6 Acres**, more or less;

Together with the grantor's right, title and interest in and to the shore and flats adjacent to the above-described property.

Rebars set with Surveyors' caps inscribed "Sage Collins, PLS 1200, Blue Hill, ME";

Bearings are magnetic and have been rotated to a description found in a deed to E. L. Gregor Trust, Book 2740, Pages 566 & 568.

Reserving to the Grantor, his heirs and assigns, a right of way twenty five (25) feet wide, for all purposes of way, including the installation, maintenance and repair of utility services as defined in Title 33 M.R.S.A. § 458, bounded and described as follows:

Beginning at a point at the southwesterly corner of land described in a deed to Moss, recorded at the Registry in Book 6809, Page 114, at the northerly sideline of South Wharf Road;

Thence **N 64° 49' E 185 feet**, more or less, by and along said land of Moss and continuing over land herein conveyed to Grantee, to a point intersecting the northerly boundary of land of Grantee and the southerly boundary of remaining land of the Grantor herein;

Thence **N 35° 04' W 25 feet** along the common boundary of Grantor and Grantee, to a point;

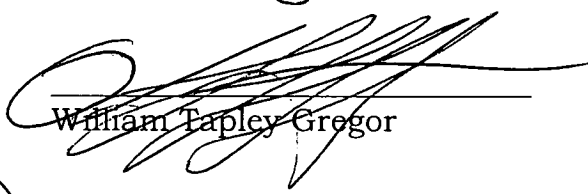
Thence **S 64° 49' W 185 feet**, more or less, over land herein conveyed to Grantee, to a point on the northerly sideline of said South Wharf Road;

Thence **S 35° 04' E 25 feet**, along South Wharf Road to the point of beginning.

Said right of way shall be subject to the following conditions for the benefit and enforceable by the owners of the premises conveyed herein:

- 1) No above-ground utilities shall be permitted in this right of way;
and
2) The right of way may not be paved with any impermeable material.

WITNESS my hand and seal this 16 day of August, 2019.



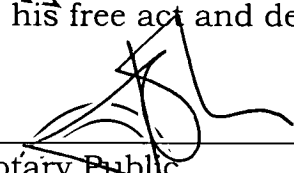
William Tapley Gregor

STATE OF MAINE
HANCOCK, SS

August 16, 2019

Then personally appeared the above-named WILLIAM TAPLEY GREGOR and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Notary Public

Print name of Notary

John Z. Steed, Esq.
Bar #5399

My commission expires:

③

Ret: Ellen Best
L.O.