

QUIT-CLAIM DEED WITH COVENANT

KNOW ALL MEN BY THESE PRESENTS, that we, John J. Dunn III and Sadie L. Dunn, of Jonesboro, County of Washington, State of Maine, for consideration paid, grant to Ross P. Mawhinney and Ashley M Mawhinney, whose mailing address is 22 Jireh's Way, Hancock, ME 04640, with QUITCLAIM COVENANT, the land, with any improvements thereon, in Hancock, County of Hancock, State of Maine, as described in Exhibit A attached hereto, incorporated herein and made a part hereof. Portions of Exhibit A referencing land owned by Alfonse Arminio are not based entirely upon an actual field survey, by primarily predicated upon the plan entitled "The Willows, Land of Fay R. Sargent" dated 1975 recorded in Plan Book 14, Page 106, hereinafter referred to as the "Plan".

Witness our hands this 6th day of July, 2016.

John J. Dunn III

Sadie L. Dunn

MAINE REAL ESTATE
TRANSFER TAX PAID

STATE OF MAINE
HANCOCK, ss.

Personally appeared the above named John J. Dunn III and Sadie L. Dunn acknowledged the foregoing instrument to be his free act and deed.

Before me,

Heather Mawhinney
Notary Public/Attorney at Law

Heather Mawhinney
Type or print name of
Notary Public/Attorney at Law

expires
6/29/19

Exhibit A**Description of Easterly Lot with Exceptions**

A certain LOT or PARCEL of land situated on the southerly side of U.S. Route 1, approximately two thousand nine hundred sixty (2,960) feet easterly along Route 1 from its intersection with Peaslee Road, located in the Town of Hancock, Hancock County, Maine, bounded and described as follows, to-wit:

BEGINNING along the southerly sideline of U.S. Route 1 at the northeast corner of the land owned by Ross P. Mawhinney and Ashley M Mawhinney as described in the deed recorded in Book 6045, Page 323 of the Hancock County Registry of Deeds;

THENCE, S. 84° 46' 37" E. along the southerly sideline of U.S. Route 1, one hundred nine (109) feet, more or less, to the northwest corner of the land owned by Alfonse Arminio as described in the deed recorded in Book 1300, Page 623;

THENCE, S. 20° E. along the land owned by Arminio as depicted upon the Plan an approximate distance of six hundred (600) feet;

THENCE, S. 20° W. along the land owned by Arminio a distance of two hundred eleven (211) feet;

THENCE, S. 84° 30' W. along the land owned by Arminio a distance of two hundred forty two (242) feet;

THENCE, N. 67° W. along the land owned by Arminio to the intersection of the southeasterly extension of the property line of Ross and Ashley Mawhinney as recorded in Book 6045, page 323;

THENCE, in a generally northeasterly direction, through land of O. Patrick and Wesley C. Mawhinney (Book 4028, Page 81), five hundred fifty (550) feet, more or less, to a pin set in the ground at a utility pole;

THENCE in a generally northerly direction, through land of said O. Patrick and Wesley C. Mawhinney (Book 4028, Page 81), two hundred thirty-five (235) feet, more or less, to the point of beginning.

2004.
The above described BEARINGS are oriented to Magnetic North

The above described premises being a PORTION OF the premises as described in a deed from William E. Kelley and Betty J. Kelley to O. Patrick Mawhinney, dated September 28, 2004 and recorded at the Hancock County Registry of Deeds in Book 4028, Page 81. See also deed from O. Patrick Mawhinney to O. Patrick Mawhinney and Wesley C. Mawhinney, recorded May 23, 2013 in Book 6040, Page 248.

The above describe premises is EXCEPTING therefrom the parcel conveyed by O. Patrick Mawhinney to Sadie L. Mawhinney by deed dated March 21, 2005 and recorded in Book 4186, Page 32 of the Hancock County Registry of Deeds. And EXCEPTING therefrom the parcel conveyed by John J. Dunn III and Sadie L. Dunn to Coastline Homes Land by deed dated September 25, 2015 and recorded in Book 6461, Page 16 of the Hancock County Registry of Deeds.

Granting to the grantees herein, their heirs and assigns forever, all rights, privileges, appurtenances and easements belonging to the granted estate as originally granted from from William E. Kelley and Betty J. Kelley to O. Patrick Mawhinney, dated September 28, 2004; and keeping the right of way as described in the land granted from Sadie and John Dunn to Coastline Homes Land, recorded on September 25, 2015 and recorded at the Hancock County Registry of Deeds in Book 6461, Page 16.

③ Ret/
Ross mawhinney
22 jireh's way
Hancock, ME
04640