

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That We, FRANK P. BATELLI and NANTELLE K. BATELLI, husband and wife, whose mailing address is 1030 East 22nd Street, Paterson, New Jersey, 07513, for consideration paid, GRANT to FRANK DONALDSON, of Hancock, County of Hancock, State of Maine, with QUIT-CLAIM COVENANT, two certain lots or parcels of land, with buildings thereon, situated in Hancock, Hancock County, Maine, and being more particularly bounded and described in a deed from David M. Seerman and Susan G. Seerman to Frank P. Batelli and Nantelle K. Batelli, dated October 16, 1979 and recorded in the Hancock County, Maine, Registry of Deeds-at Book 1362, Page 559, as follows, to wit:

"two certain lots or parcels of land, with the buildings thereon, situated in Hancock, Hancock County, Maine and bounded and described as follows, to wit:

FIRST LOT: Beginning-at an iron pin driven in the ground on the westerly side of the Eastern Road so-called at line of land of Elza Brewer being the first lot described in deed dated March 3, 1965 from Frank Cunningham to Lawrence A. Brewer and Elza Brewer as joint tenants recorded in the Hancock County, Maine, Registry of Deeds, Book 978, Page 310; thence N. 84° 41' W. 62 feet along said Elza Brewer land to an iron pin driven in the ground; thence S. 5° 19' W. 264.22 feet to an iron pin driven in the ground; thence S. 64° 55' E. 100.54 feet to an iron pin driven in the ground; thence N. 71° 31' E. 72.34 feet to an iron pin driven in the ground; thence on same course to said Eastern Road; thence along said Eastern Road 275 feet more or less to said land of Elza Brewer; thence N. 84° 41' W. to the point of beginning, containing 3/4 of an acre more or less.

SECOND LOT: Beginning at a point situated at the end of the first line of the land which, by deed dated 1 August 1973 and recorded in the Hancock County Maine Registry of Deeds in Book 1173, Page 268, was conveyed by Bruce Lyle Clarke to Stephen A. Wilkinson and Yvonne Wilkinson, said point of beginning being on the first or "easterly ..." line of the land which, by deed dated 3 March 1965 and recorded in the Hancock County Maine Registry of Deeds in Book 978, Page 310, was conveyed by Frank Cunningham to Lawrence A. Brewer and Elza Brewer, running thence and binding on the second and third lines in the aforesaid deed, Clarke to Wilkinson, as now surveyed (the orientation herein being referred to the magnetic needle pointing as measured in 10/1972, S 5° -19' W 264.22

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feet, thence S 64° -55' E 100.54 feet to a point at the end of the aforesaid third line in the aforesaid deed, Clarke to Wilkinson, running thence for lines of division now (12/1975) made across the land of Lawrence F. Abbott et al by the following three courses and distances, viz: S 71° -31' W 17.7 feet to an iron stake intended to be set, thence N 65° -11' W 112.5 feet to an iron stake intended to be set, thence N 32° -04' W 337.1 feet to an iron stake intended to be set, said point intersecting the aforesaid first line in the aforesaid deed, Cunningham to Brewer, 382.0 feet from the beginning thereof, running thence and binding on part of the said first line of the said land, Cunningham to Brewer, S 84° -41' E 232.2 feet to the place of beginning. Containing 36,058 (0.83) sq. feet of land, more or less.

Meaning and intending to convey and hereby conveying the same premises described as conveyed to the Grantors herein by Stephen A. Wilkinson et al by deed dated July 1, 1977 and recorded in the Hancock County, Maine, Registry of Deeds in Book 1291, Page 470."

Together with all rights, easements, privileges and appurtenances belonging to the granted-estate.

FRANK P. BATELLI and NANTELLE K. BATELLI, husband and wife, join as Grantors, consent hereto and waive all rights in the premises being conveyed.

Witness our hands and seals this 30th day of March, 1984.

Frank P. Batelli
Frank P. Batelli

Nantelle K. Batelli
Nantelle K. Batelli

STATE OF MAINE
COUNTY OF HANCOCK

30 March, 1984.

Personally appeared the above named FRANK P. BATELLI and acknowledged the foregoing instrument to be his free act and deed.

Before me, Stephen D. Foster
Justice of the Peace/
Notary Public

STEPHEN D. FOSTER
(Print or type name in black ink)