

QUITCLAIM DEED WITH COVENANT

MAINE REAL ESTATE
TRANSFER TAX PAID

KNOW ALL PERSONS BY THESE PRESENTS, That the Covenant, DOROTHY A. SIMON LIVING TRUST dated November 3, 1995, by Dorothy A. Simon and James J. Simon, Trustees, whose mailing address is 210 Woodcarver, Windsor, CT 06095, JAMES W. SIMON, whose mailing address is 82 Barrington Road, Longmeadow, MA 01116, ROBERT SIMON, whose mailing address is 11 Stonewall Lane, Shelton, CT 06484, JOANNE SIMON MANTARIAN, whose mailing address is 47 Middle Road, Newbury, MA 01951 and KATHRYN SIMON THOMPSON, a/k/a KATHY SIMON, whose mailing address is 267 Lowell Street, Lexington, MA 02420, for consideration paid, grant to MARTIN J. SNIDER and JANE R. SNIDER, whose mailing address is 116 Cathedral Street, Suite E, Annapolis, MD 21401, with QUITCLAIM COVENANT, as joint tenants, all our right, title, and interest we may have in a certain lot or parcel of land, together with all buildings and improvements thereon, situated in the Town of Deer Isle, County of Hancock, and State of Maine, bounded and described as follows:

Beginning at an iron rod at or near the westerly sideline of State Highway Route #15 between Deer Isle Village and Little Deer Isle, said rod also marking the easterly corner of property now or formerly of Arthur C. and Charlotte L. Barter and said rod also being in a brook; thence north 30° 15' west on the easterly sideline of said Barter property, a distance of 1,481.73 feet to an iron rod; thence continuing north 30° 15' west to the high water line of Penobscot Bay; thence in a generally northeasterly direction but always following the high water line of Penobscot Bay a distance of 210.4 feet more or less to a point marking the northwesterly corner of land now or formerly of Beckwith H. Hardy, said point also bearing north 28° 39' west of an iron rod above the high water line of said bay; thence south 28° 39' east to an iron rod; thence south 28° 39' east a distance of 1,534.48 feet along boundary now or formerly of Hardy to an iron rod located at or near the westerly sideline of the aforementioned Route #15; thence south 55° 56' west a distance of 165 feet to the point of beginning.

Also conveying any rights which the grantor may have to property adjacent to the above described property located to the center line of State Highway Route #15 and any rights which the grantor may have to property line adjacent to the above described property between high water mark and low water mark of Penobscot Bay.

WITNESS our hands and seals this 06 day of NOVEMBER, 2000.

DOROTHY A. SIMON LIVING TRUST
dated November 3, 1995

Subscribed and Sworn to before me, a Notary
Public, in and for County of Hartford
and State of Connecticut, this 6 day of
November, 2000
Thelma P. London
Notary Public
Date Commission Expires: _____

By: Dorothy A. Simon
Dorothy A. Simon, Trustee

By: James J. Simon
James J. Simon, Trustee

James W. Simon
James W. Simon

Robert Simon
Robert Simon

Joanne Simon Mantarian
Joanne Simon Mantarian

Kathryn Simon Thompson
Kathryn Simon Thompson

STATE OF CONNECTICUT
ss. Windsor

Dated: November 6, 2000

Personally appeared the above named, Dorothy A. Simon and James J. Simon, Trustees of the Dorothy A. Simon Living Trust and acknowledged the foregoing instrument to be their free act and deed.

Before me, Dawn M. Bandola
~~James P. Modisette~~
~~Attorney at Law~~
Dawn M. Bandola
State of Maine • Notary Public
My commission expires August 25, 2004

HANCOCK COUNTY