

**PROPOSED DEED TO LOT 21, INCLUDING GRANT OF ACCESS RIGHT OF
WAY TO CROSS A PORTION OF MAP 6, Lot 20 - DRAFT AUGUST 30, 2026**

Return to: _____

WARRANTY DEED
FOR PARCEL 06-21 containing 50 Acres +/-
[with Access Easement to Cross Map 6, Lot 20]

KNOW ALL BY THESE PRESENTS that **DOWNEAST PROPERTY MANAGEMENT AND CONSTRUCTION SERVICES, LLC**, a Maine limited liability company with a mailing address c/o Gordon Stewart, Manager, P.O. Box 5, Deer Isle, ME 04627, as Grantor, grants to _____, as Grantees, **with Warranty Covenants**, that certain parcel of land identified as Map 6, Lot 21 in the Town of Franklin, Hancock County, State of Maine, containing 50 acres, more or less.

Creation of Right of Way for Access to Map 6, Lot 21:

Beginning at the southeast boundary of Bailey Mountain Drive (formerly known as Acadia View Drive), where such drive ends at a cul-de-sac between Lot 16 and Lot 17 of Wicked Good View Subdivision as more particularly described as on the approved subdivision plan ("**Subdivision Plan**" or "**Subdivision**") entitled, "Amended Final Subdivision Plan — Wicked Good View, LLC", recorded on March 15, 2005 in the Hancock County Recorder of Deeds Registry in Book 33, Page 196 (Document #2005000035A) in the Town of Franklin, Hancock County, State of Maine, as such Subdivision Plan may have been amended;

Then proceeding in S 40°00'05" W a distance of 57.12' across a shared right of way ("**Right of Way**") created by this Warranty Deed over lands owned by Grantor and approximately 51.48' wide for such distance;

Then generally following the southwest boundary lines of Subdivision Lots 16, 12, and 11 ("**Adjacent Subdivision Lots**") and maintaining a required set back of at least 10' from the Adjacent Subdivision Lots, such Lot 21 shall enjoy a shared right of way 50' wide while always maintaining such minimum of 10' set back distance from the Adjacent Subdivision Lots;

Such Right of Way, described above, which as stated generally follows the southwest boundary line of the Adjacent Subdivision Lots, will be located specifically along the following approximate courses, and with the following additional provisions:

Course 1. Beginning at 10 feet southwest of the Southwest corner of Subdivision Lot 16, N85°36'54"W 249.57 feet to a point 10' Southeast of the Subdivision Lot 12's southeast boundary point.

Course 2. Then S5°26'39"W 166.05 feet to a point 10' Southeast of Subdivision Lot 12's southwest boundary point.

Course 3. Then S5°78'20"W 330.95 feet to a point on Map 6, Lot 21, where the Right of Way shall end as such course enters Lot 21.

4. Corners. For each corner described in Courses 1, 2, and 3 above, such Right of Way shall also include adequate curvature to allow vehicles proper turning radius on such Right of Way, while maintaining the 10' setback distance referenced above.

5. Construction and maintenance. Unless otherwise agreed in writing, construction and maintenance of the Right of Way shall be the responsibility of Grantee and shall be maintained in a safe and good operating condition, with proper drainage, for so long as the Right of Way is used for access to Lot 21.

Being subject to, and entitled to the benefits of, that certain "Declaration of Covenants and Restrictions of Wicked Good View, LLC Subdivision and Acadia From Bailey Mountain Homeowners Association" ("**Declaration**"), dated as of August 3, 2020, and as recorded in the Hancock County Recorder of Deeds Registry in Book 7042, Page 704 on August 4, 2020 (Document #2020030530), including without limitation the Use Restrictions as defined in the Declaration ("**Use Restrictions**");

Provided, however, that the benefits and burdens of the Declaration shall be limited to matters relating to the use of the Subdivision roads, gate, and other Subdivision common property along said portion of Bailey Mountain Drive needed to access the Right of Way across a portion of Lot 20 and to access Lot 21; and

Provided, further, that Lot 21 shall be subject to all Use Restrictions, absent a written waiver from 2/3 of the Members of the Subdivision Homeowners Association.

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

The Right of Way described herein being a portion of Map 06, Lot 20 and lands conveyed to Grantor from Wicked Good View, LLC, by Warranty Deed dated December 29, 2011, and recorded in the Hancock County Registry of Deeds on December 30, 2011, at Book 5743, Page 31 (Document #2011020213); as corrected by [Corrected] Warranty Deed from Wicked Good View, LLC, dated January 25, 2012, and recorded on the Hancock

County Registry of Deeds in Book 5757, Page 47, on January 25, 2012 (Document #2012001147).

Being a portion of the lands conveyed to Grantor from Wicked Good View, LLC, by Warranty Deed dated December 29, 2011, and recorded in the Hancock County Registry of Deeds on December 30, 2011, at Book 5743, Page 31 (Document #2011020213); as corrected by [Corrected] Warranty Deed from Wicked Good View, LLC, dated January 25, 2012, and recorded in the Hancock County Registry of Deeds in Book 5757, page 47, on January 25, 2012 (Document #2012001147).

Lot 21 is the same land conveyed to Wicked Good View, LLC, a Delaware limited liability company by Quitclaim Deed with Quitclaim Covenant dated December 31, 2008, and recorded in the Hancock County Registry of Deeds on January 2, 2009, in Book 5115, Page 285 (Instrument # 2009000081).

Being the same land subsequently conveyed from Wicked Good View, LLC, a Delaware limited liability company, to Downeast Property Management and Construction Services, LLC, a Maine limited liability company, by Quitclaim Deed with Quitclaim Covenant dated December 29, 2011, and recorded in the Hancock Registry of Deeds on December 30, 2011, in Book 5743, Page 33, on December 30, 2011 (Instrument #2011020214).

Being the same land subsequently conveyed from Wicked Good View, LLC, a Delaware limited liability company, to Downeast Property Management and Construction Services, LLC, a Maine limited liability company, by [Corrected] Warranty Deed with Warranty Covenants dated January 25, 2012, and recorded in the Hancock Registry of Deeds on January 25, 2012, in Book 5757, Page 47, on January 25, 2012 (Instrument #2012001147).

IN WITNESS WHEREOF, Downeast Property Management and Construction Services, LLC has caused this instrument to be executed by its manager, Gordon Stewart, this _____ day of _____ 2026.

Downeast Property Management and
Construction Services, LLC

By: _____ [SEAL]
Gordon Stewart, its Manager

STATE OF MAINE)
) ss
COUNTY OF HANCOCK) _____, 2026

Then personally appeared, Gordon Stewart, as authorized representative of and on behalf of the Grantor above, and acknowledged the foregoing instrument to be the free act and deed of the Grantor and himself as authorized representative.

Before me,

Notary Public

Print of type name as signed

My Commission expires: _____

[SEAL]