

QUITCLAIM DEED WITH COVENANT

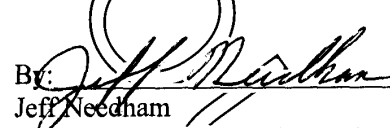
KNOW ALL BY THESE PRESENTS, that **T.J. NEEDHAM, LLC** with a mailing address of 37 Hanna Drive, Trenton, Maine 04605, for consideration paid, **GRANTS** to **TERRI NEEDHAM and JEFFREY NEEDHAM**, whose mailing address is 37 Hanna Drive, Trenton, Maine 04605, as Joint Tenants, with QUITCLAIM COVENANT, a certain lot or parcel of land, together with the improvements thereon, situated in the Town of Bar Harbor, County of Hancock, State of Maine, described in Exhibit A incorporated hereto and made a part hereof.

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

The said T.J. Needham, LLC has caused this instrument to be signed in its corporate name by Terry Needham, its Manager hereunto duly authorized this 28th day of November, 2012.

T.J. Needham, LLC

By: 
Terri Needham
Its: Manager, Duly Authorized

By: 
Jeff Needham
Its: Manager, Duly Authorized

STATE OF MAINE
COUNTY OF HANCOCK

November 28, 2012

Personally appeared before me, the above-named Terri Needham, the Manager of T.J. Needham, LLC, duly authorized, and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of the T.J. Needham, LLC.

Before me,


Notary Public/Attorney at Law

Jessica C. Marks
Notary Public, State of Maine
My Commission Expires 11/18/2017

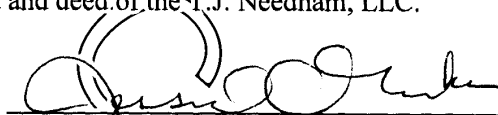
Notary: Print or Type Name
My Commission Expires:

STATE OF MAINE
COUNTY OF HANCOCK

November 28, 2012

Personally appeared before me, the above-named Jeff Needham, the Manager of T.J. Needham, LLC, duly authorized, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of the T.J. Needham, LLC.

Before me,


Notary Public/Attorney at Law

Jessica C. Marks
Notary Public, State of Maine
My Commission Expires 11/18/2017

Notary: Print or Type Name
My Commission Expires:

EXHIBIT A

A certain lot or parcel of land with all of the improvements located thereon, situated in the Town of Bar Harbor, County of Hancock, State of Maine, being the portion of the deed from Theodore S. Higgins to T.J. Needham, LLC, referred to as "Parcel Two" dated May 28, 2010, recorded in Book 5421, Page 114, being further bounded and described as follows, to wit:

A certain lot or parcel of land with all of the improvements located thereon situated on the northerly side of Loren Street, so-called in the Town of Bar Harbor, Hancock County, Maine, bounded and described as follows, to-wit:

Beginning at a 3 1/4" rebar set in the ground with a cap stamped "T.W. Benson PLS #2262" at the northeasterly corner of Lot 14 as shown a plan entitled "Plan of Land of George Nickerson, Hulls Cove, Bar Harbor, Maine", dated April 1931 and recorded at the Hancock County Registry of Deeds in Plan File 4, Page 25, being the northeasterly corner of a lot of land conveyed to Edgar S. Higgins from George Nickerson in a deed dated May 4, 1932 and recorded at the said registry in Book 637 Page 483 and on the southerly line of a lot of land conveyed to Hulls Cove Properties, LLC from Robert Bond in a deed dated August 18, 2005 and recorded at the said registry in Book 4272 Page 113;

thence S 77°45'00" E by and along the southerly line of said Hulls Cove Properties, LLC a distance of 43.00' to a 3 1/4" rebar set in the ground with a cap stamped "T.W. Benson PLS #2262" at the northwesterly corner of Lot 16 as shown on said Nickerson plan, also being the northwesterly corner of the First Lot of the Second Parcel of a deed conveyed to Theodore Higgins from Bertha Higgins dated December 27, 1983 and recorded at the said registry in Book 1485 Page 160;

thence S 12°15'00" W by and along the westerly line of said Lot 16 and the westerly line of the First Lot of the Second Parcel of said Higgins a distance of 85.00' to a "MAG" nail set in the pavement on the northerly sideline of Loren Street being the southwesterly corner of the First Lot of the Second Parcel of said Higgins;

thence N 77°45'00" W by and along the northerly sideline of Loren Street a distance of 43.00' to a "MAG" nail set in the pavement at the southeasterly corner of Lot 14 per said Nickerson plan and the southeasterly corner of said Bertha Higgins;

thence N 12°15'00" E by and along the easterly line of Lot 14 per said Nickerson plan and the southeasterly corner of said Edgar Higgins a distance of 85.00' to the Point of Beginning and containing 3,655 square feet more or less.

Excepting and reserving a strip 5' in width along the southerly line of the above described per said Nickerson plan for the town to widen Loren Street.

The above described being Lot 15 per said Nickerson Plan and Second Lot of the Second Parcel of a deed conveyed to Theodore Higgins from Bertha Higgins dated December 27, 1983 and recorded at the said registry in Book 1485 Page 160.

Magnetic North oriented to plan entitled "Final Condominium Plat, Great Haven Town Homes a Condominium" by Shyka, Sheppard and Garster Land Surveyors and recorded at the said registry in Plan File 36 No. 67.

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③ Ret M Ross