



OR BK 6462 PGS 118 - 120 09/28/2015 09:00:42 AM  
INSTR # 2015014882 JULIE A. CURTIS  
HANCOCK COUNTY, ME REGISTER OF DEEDS

**WARRANTY DEED**

**RICHARD J. EICHENBERG** and **UTE I. EIGHENBERG**, husband and wife, having a mailing address of Post Office Box 70, Blue Hill, Maine 04614 ("Grantors"), for consideration paid GRANT to **MALINDA J. CURTIS**, having a mailing address of Post Office Box 18, Sedgwick, Maine 04676 ("Grantee"), with WARRANTY COVENANTS, a certain lot or parcel of land situated in Blue Hill, Hancock County, Maine, being more fully described in Exhibit A attached hereto and made a part herof.

WITNESS our hands and seals this 21<sup>st</sup> day of September, 2015.

*Richard J. Eichenberg*  
RICHARD J. EICHENBERG  
*Ute I. Eichenberg*  
UTE I. EICHENBERG

STATE OF MAINE  
COUNTY OF HANCOCK

September 21, 2015

Personally appeared the above-named RICHARD J. EICHENBERG and UTE I. EICHENBERG and acknowledged the forgoing instrument to be their free act and deed.

Before me,

*Amy J. Venturi*  
Notary Public Amy J. Venturi, Attorney at Law

**MAINE REAL ESTATE  
TRANSFER TAX PAID**

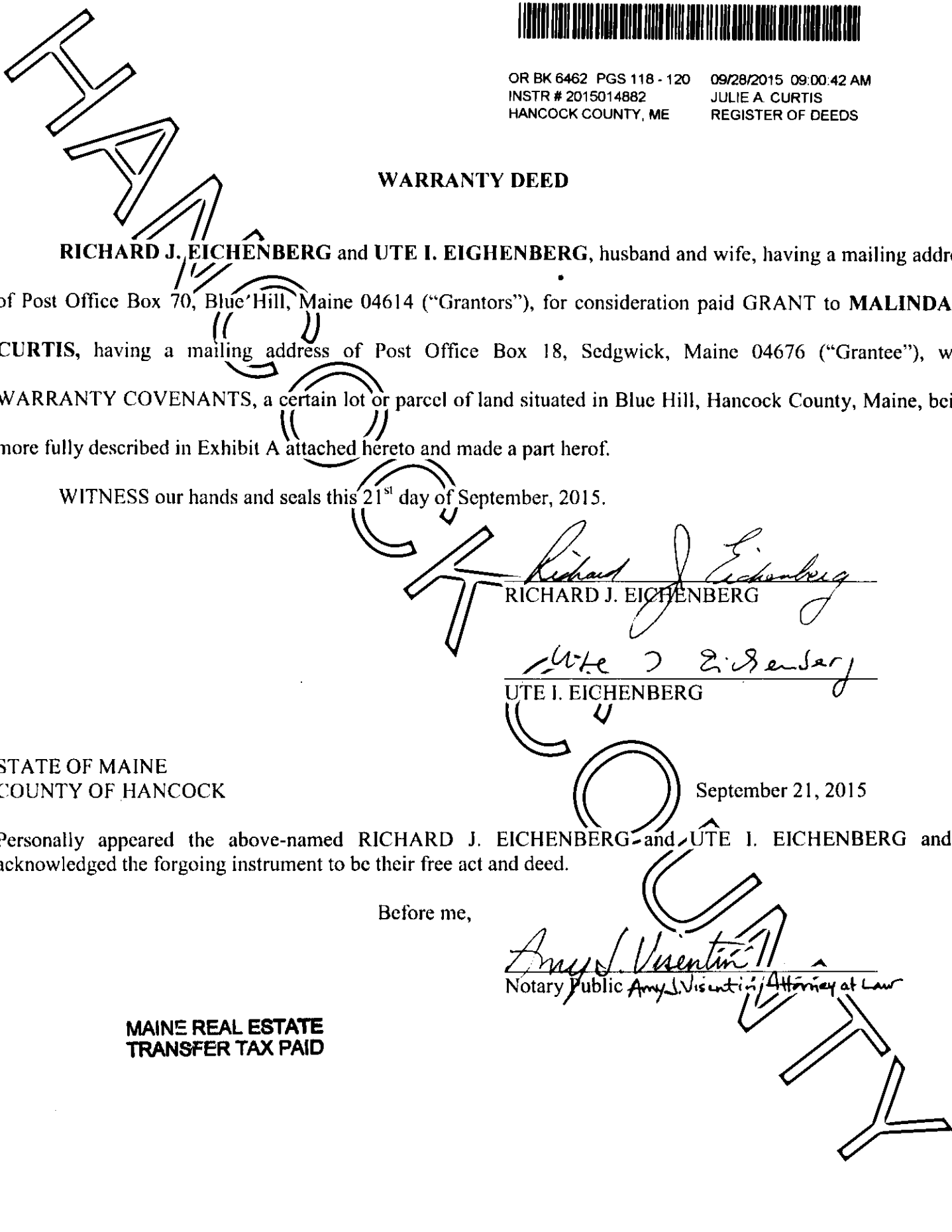


EXHIBIT A  
EICHENBERG to CURTIS

A certain lot or parcel of land, together with the buildings thereon, situated in Blue Hill, County of Hancock, State of Maine, being Lot 6 in the Subdivision of Land, Section Two, Salt Pond Lot as recorded in Plan File 19, Page 190 of the Hancock County Registry of Deeds.

Together with a right of way appurtenant to the premises conveyed herein and to each and every part thereof, leading from State Route 175, so-called, to the parcel conveyed herein over the existing access road, to be used in common all others who are now or will in the future be entitled to use said right of way, for the purpose of ingress and egress by vehicle and by foot, together with the right, privilege and easement to install and locate utility lines and poles within the limits of said fifty-foot right-of-way for the purposes of electrical service, telephone communication and related purposes, the centerline of said right of way being described as follows:

Beginning at the centerline of Route 175 in Blue Hill at a point four hundred nine (409) feet, more or less, southerly as measured along said centerline, from the northerly boundary of land now or formerly of Robert Anderson, et ux., thence South sixty-seven degrees seven minutes West (S. 67° 07' W.) two hundred one (201) feet; thence South seventy-four degrees West (S. 74° W.) three hundred twenty-one (321) feet; thence South sixty-three degrees West (S. 63° W.) one hundred forty-six (146) feet; thence South eighty-five degrees forty-five minutes West (S. 85° 45' W.) one hundred (100) feet; thence South seventy-one degrees twenty-two minutes West (S. 71° 22' W.) two hundred twenty-six (226) feet; thence South sixty-nine degrees fifteen minutes West (S. 69° 15' W.) two hundred (200) feet; thence North fifty-four degrees seven minutes West (N. 54° 07' W.) one hundred eleven (111) feet; thence North eighty-six degrees fifty-two minutes West (N. 86° 52' W.) one hundred twenty-four (124) feet; thence South sixty-two degrees West (S. 62° W.) fifty-eight (58) feet; thence South thirty degrees fifteen minutes West (S. 30° 15' W.) one hundred seventy-six (176) feet; thence South sixty-nine degrees twenty-two minutes West (S. 69° 22' W.) three hundred twenty-four (324) feet; thence South eighty-three degrees thirty minutes West (S. 83° 30' W.) one hundred (100) feet; thence South sixty-eight degrees fifty-five minutes West (S. 68° 55' W.) one hundred twelve (112) feet; thence South sixty-nine degrees fifty-nine minutes fifty-three seconds West (S. 69° 59' 53" W.) four hundred fifty-three and four tenths (453.4) feet to the end of said road.

The above description is of the centerline of said right of way, and all bearings in this deed are magnetic and taken in September, 1976.

Further conveying as appurtenant to the lot hereby conveyed and each and every part thereof, the right, in common with others who have been or may be granted similar rights, to the

use of a fifty-foot strip of land on the easterly side of said highway on the shore of Blue Hill Bay, and the right-of-way to said fifty-foot strip, as described in a deed from Robert Bleakley and Jeanne Bleakley, et al, to Faith Ray MacNeil dated September 1, 1988 and recorded in the Hancock County, Maine, Registry of Deeds in Book 1715, Page 531, subject to all conditions contained in said deed.

The above-described premises are conveyed SUBJECT to the Restrictive Covenants imposed on the lots within the Subdivision, as modified and set forth in the Agreement of Mark S. Richmond, et al dated February 9, 1987 and recorded at the Hancock County Registry of Deeds in Book 1687, Page 581.

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

Meaning and intending to convey the same premises conveyed by deed dated October 9, 2008 from Richard J. Eichenberg to Richard J. Eichenberg and Ute I. Eichenberg and recorded in the Hancock County Registry of Deeds in Book 5078, Page 238.

HANCOCK COUNTY

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herein dated April 28, 1978, and recorded in the Hancock County, Maine, Registry of Deeds in Book 1319, Page 112, subject to all conditions contained in said deed.

The lot hereby conveyed is conveyed subject to the following permanent restrictions and conditions (which restrictions and conditions are not, however, to be construed as conditions subsequent to the grant made by this deed, which is hereby made absolute) which shall be binding upon and for the benefit of all of the numbered lots shown on the aforementioned plan of Salt Pond Lot prepared by Herrick & Salsbury, Inc. as revised November 26, 1985, and as recorded at the Hancock County, Maine, Registry of Deeds in File 19, Page 189, and shall run with the land, namely:

1. None of the lots shown on said plan shall be divided for purposes of occupation, lease or sale, and no part of said lots less than the whole shall be rented or sold.
2. No mobile home shall be placed or used on any lot.
3. No lot shall be used for construction or operation of any retail chain store, any gasoline station, or any automobile repair shop.
4. No animals or livestock shall be kept on any lot, except for pets, and except for livestock intended to produce food for the occupants of the lots.
5. All persons entitled to the use of the 50-foot right of way shall share responsibility for maintenance and repair of the portion of the right of way which serves their property.

Reference may be made to "Agreement for Modification of Covenants and Conditions" among the Grantors herein, Madeline F. Robinson, Tod D. Cheney and Susan D. Garfield dated February 9, 1987, and recorded at said Registry in Book 1627, Page 581.