OR BK 6340 PGS 250 - 251
INSTR # 2015000659
HANCOCK COUNTY, ME

01/16/2015 12:26:48 PM
JULIE A. CURTIS
REGISTER OF DEEDS

QUITCLAIM DEED WITH COVENANT

JOHN R. ZANI, whose mailing address is 339 North Main Street, Brewer, ME 04412, for consideration paid, grants to LITTLE POND SALES, INC., a Maine Corporation having a principal place of business at Great Pond, Hancock County, Maine, and a mailing address of P.O. Box 96, Aurora, ME 04408, with quitclaim covenant, the land, together with any improvements thereon, situated in Mariaville, Hancock County, Maine, being all and the same premises described as conveyed in deed to grantor dated October 12, 2004, recorded in Book 4039, Page 160 in the Hancock County, Maine, Registry of Deeds, and further described in Exhibit A attached hereto and incorporated herein.

This deed is given in lieu of foreclosure of the mortgage given by John R. Zani to Little Pond Sales, Inc., dated October 12, 2004, recorded in Book 4039, Page 162 in the Hancock County, Maine, Registry of Deeds, so that the grantee shall hold the above described property free of any equity of redemption or any other right, title, or interest in the grantor.

MAINE REAL ESTATE TRANSFER TAX PAID

Witness my hand and seal this 15 day of JAN, 2015.

John R. Zani (POA)
John R. Zani

STATE OF MAINE
HANCOCK, SS.

Dated: JAN 15, 2015

Then personally appeared before me the above named John R. Zani and acknowledged the foregoing instrument to be his free act and deed.

SEAL

Notary Public
Name printed: KARIN M MILLER

KARIN M. MILLER
NOTARY PUBLIC, STATE OF MAINE
MY COMMISSION EXPIRES JAN. 7, 2021

EXHIBIT A: John R. Zani to Little Pond Sales, Inc.

A certain lot or parcel of land, with any improvements thereon, situated in the Town of Mariaville, County of Hancock, State of Maine, bounded and described as follows:

Lot No. 9 as set forth on plan entitled "West Branch Subdivision of Property Gordon Fellis, Mariaville, Maine" dated February, 1989, prepared by C. P. Simpson, R.L.S. recorded in the Hancock County, Maine, Registry of Deeds, Plan File 23, No. 148 on May 23, 1990.

Further granting as appurtenant to the herein conveyed premises an easement over the town road known as the Orrin Road and also known as the road to Orrin Frost and over the rights of way described in a certain right of way agreement between Norco Corporation and James C. Van Loon, Jr. and David Honey dated March 15, 1967, recorded in Hancock County, Maine, Registry of Deeds in Book 1142, Page 131 and another right of way agreement between the same parties dated June 28, 1977, recorded in said Registry of deeds in Book 1292, Page 297 and over said existing roads situated upon the property of the grantors herein leading to the hereinabove referenced West Branch Subdivision. Meaning and intending to convey an easement appurtenant to the herein described premises running from Route 181 to the herein described premises. Said easement shall be for the purpose of ingress to and egress from the hereinabove described premises and also for the transmission of electricity and utilities.

Said premises are also subject to flowage easement given by A. C. Hagerthy and Howard B. Moor to the Bar Harbor and Union River Power Co. by deed dated April 20, 1923, recorded in said Registry of Deeds in Book 577, Page 498.

Being the same premises described in the deed dated April 2, 2002, from Denise A. Neault and John D. Neault to William H. Grindle recorded in the Hancock County Registry of Deeds in Book 3292, Page 238. Further reference is made to the deed dated July 14, 2003, from William H. Grindle to William H. Grindle and Teresa L. Davis recorded in the Hancock County Registry of Deeds in Book 3668, Page 191.

COUNTY