

HANCOCK COUNTY MAINE

QUITCLAIM DEED

Maine Statutory Short Form

DLN: 1002140169812

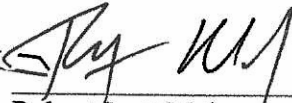
KNOW ALL MEN BY THESE PRESENTS that **ROBERT SCOTT MOL AND KAY MOL** of Sedgwick, County of Hancock, and State of Maine, for consideration paid, grant to **HAROLD S. VAN DOREN AND RUTH G. VAN DOREN** whose mailing address is 100 Sis Porter Road, Sedgwick, ME 04676 as **Joint Tenants with QUITCLAIM COVENANT**, the real property situated in Sedgwick, County of Hancock and State of Maine more particularly described in Exhibit A attached hereto and incorporated herein by reference.

See attached Exhibit A

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 29th day of October, 2021.



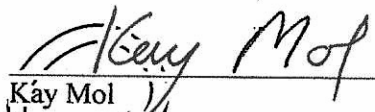
Witness



Robert Scott Mol



Witness



Kay Mol

State of Maine
County of Hancock

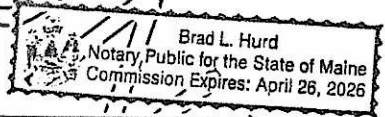
Date: 10/29/21

Personally appeared the above named Robert Scott Mol and Kay Mol and acknowledged the foregoing instrument to be their free act and deed.

Before me,



Notary Public/Attorney at Law
Print Name: Brad L. Hurd
Commission Expires: April 26, 2026



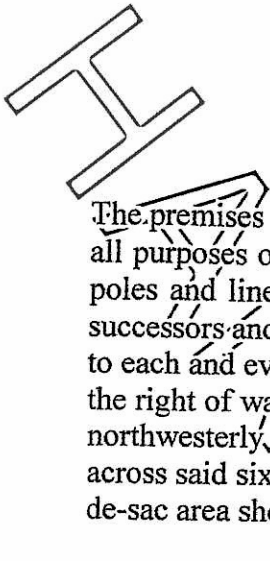
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EXHIBIT A

A certain lot or parcel of land, with the buildings and improvements thereon, situated in Sedgwick, County of Hancock, State of Maine, and being Lot 7 as shown on a Plan titled "Castine River Estates, Sedgwick, Maine", by Sage Collins, R.L.S. dated May 11, 1987, revised July 14, 1987, a copy of said Plan being recorded in the Hancock County, Maine, Registry of Deeds in Plan File 21, No. 35, bounded and described as follows:

Beginning at an iron rod set on the eastern bank of the Bagaduce River, said iron rod marking the most northerly corner of land shown as a 1.2 acre common lot on a subdivision plan entitled "Castine River Estates, Sedgwick, Maine", dated July 14, 1987, and signed by the Sedgwick Planning Board on August 11, 1987, and recorded in the Hancock County, Maine, Registry of Deeds in Plan File 21, Page 35; thence South forty-two degrees zero minutes East (S. 42° 00' E.) by and along the northeasterly line of said common lot, five hundred thirty-one and seventy-seven hundredths (531.77) feet to a point on the northwesterly line of Lot #10 on said Subdivision Plan; thence North forty-eight degrees zero minutes East (N. 48° 00' E.) by and along the northwesterly line of said Lot #10 and the southeasterly line of a fifty (50) foot right of way shown on said Subdivision Plan, three hundred forty (340) feet to a point on the southwesterly sideline of a sixty (60) foot right of way shown on said Plan; thence continuing the same course, North forty-eight degrees zero minutes East (N. 48° 00' E.), ten (10) feet to an iron rod; thence continuing the same course, North forty-eight degrees zero minutes East, fifty (50) feet, more or less, to a point on the northeasterly sideline of said sixty (60) foot right of way and the southwesterly line of land now or formerly of Closson; thence North forty-two degrees zero minutes West (N. 42° 00' W.) by and along the northeasterly sideline of said sixty (60) foot right of way and the southwesterly line of land now or formerly of said Closson, one hundred forty-three and ninety-seven hundredths (143.97) feet to an iron rod, said iron rod marking the most southerly corner of Lot #5 as shown on said Plan entitled "Castine River Estates"; thence South eighty-three degrees eighteen minutes thirty-five seconds West (S. 83° 18' 35" W.) crossing said sixty (60) foot right of way, sixty-one and twenty-seven hundredths (61.27) feet to an iron rod set on the westerly side of said sixty (60) foot right of way, said iron rod marking the most southerly corner of Lot #6 shown on said Plan; thence North forty-two degrees zero minutes West (N. 42° 00' W.) by and along the southerly sideline of Lot #6 shown on said Plan, five hundred thirty-five and fifty-one hundredths (535.51) feet to an iron rod set on the eastern bank of the Bagaduce River, said iron rod bears for a tie-line, North twenty degrees twenty-two minutes fifty seconds East (N. 20° 22' 50" E.), three hundred ninety-five (395) feet from the iron rod at the point of beginning; thence North forty-two degrees zero minutes West (N. 42° 00' W.) by and along the southerly sideline of Lot #6 shown on said Plan, twenty (20) feet, more or less, to high water mark of said Bagaduce River; thence in a generally southerly direction, by and along high water line of said Bagaduce River, four hundred twenty-five (425) feet, more or less, to a point on the northeasterly line of said 1.2 acre common lot; thence South forty-two degrees zero minutes East (S. 42° 00' E.), fifteen (15) feet, more or less, to the iron rod at the point of beginning; containing five and seventy hundredths (5.70) acres.

The premises hereinabove described and conveyed are conveyed together with the Grantor's right, title and interest in and to the shore and flats adjacent to the above-described premises contained within the limits of the extension of its sidelines, to low water mark of the Bagaduce River.

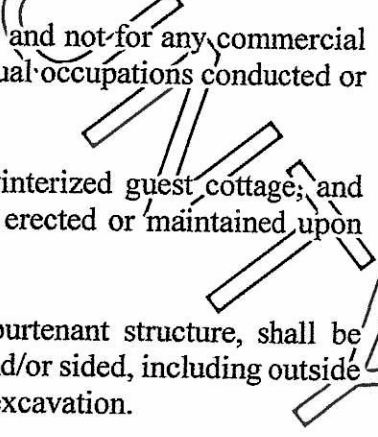


The premises hereinabove described and conveyed are conveyed together with a right of way, for all purposes of a way, sixty (60) feet in width, including the right to install and maintain utility poles and lines within the limits of said right of way, in common with the Grantor herein, its successors and assigns, and appurtenant to the premises hereinabove described and conveyed, and to each and every part thereof, extending from the Snow's Cove Road, so-called, over and across the right of way shown on said Plan titled "Castine River Estates, Sedgwick, Maine", to the most northwesterly line of Lot #3, extended South fifty-six degrees no minutes West (S. 56° 00' W.) across said sixty (60) foot right of way, said right of way to include the right of way over the cul-de-sac area shown on said Plan at its point of termination thereof.

The premises hereinabove described and conveyed are conveyed together with a right of way, in common with the Grantor herein, its successors and assigns, and appurtenant to the premises hereinabove described and conveyed, and to each and every part thereof, over and across the one and two tenths (1.2) acre lot designated on said Plan as "Common", to low water mark of the Bagaduce River.

Reserving to the Grantor herein, its successors and assigns, a right of way, for all purposes of a way, including the right to install and maintain utility poles and lines within the limits of said right of way, over and across that portion of the sixty (60) foot right of way and that portion of the fifty (50) foot right of way shown on said Plan titled "Castine River Estates, Sedgwick, Maine", contained within the boundaries of Lot 7 hereinabove described and conveyed; further reference may be had to a utility easement conveyed to Bangor Hydro-Electric Company by deed of the Grantor herein, dated April 8, 1988, and recorded in said Registry of Deeds in Book 1689, Page 16.

The premises hereinabove described and conveyed are conveyed subject to the following restrictive covenants (not conditions subsequent) imposed for the benefit of remaining land conveyed to the Grantor herein by deed of Castine River Associates and M. E. Astbury & Son, Inc. dated July 31, 1987, and recorded in the Hancock County, Maine Registry of Deeds in Book 1685, Page 128, to wit:

1. The premises shall be used for residential purposes only, and not for any commercial or industrial purpose other than professional offices or usual occupations conducted or carried on from the home.
 2. No more than one single family dwelling, a separate winterized guest cottage, and appurtenant structures, such as garage or patio, shall be erected or maintained upon each lot.
 3. The construction of any dwelling, guest cottage or appurtenant structure, shall be completed to the extent of being weather tight, shingled and/or sided, including outside finish work, within one (1) year from commencement of excavation.
 4. No mobile homes or trailers shall be placed or maintained upon the premises.
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5. No unregistered motor vehicles of any kind shall be placed or maintained upon the premises.
6. Lots 1 through 14 inclusive shall not be subdivided.
7. The owner of each lot shall become a Member of Castine River Estates Maintenance Corporation, organized by Castine River Associates, the Grantor herein, for purposes of upkeep and maintenance of the rights of way and common area conveyed hereunder.
8. Any and all stone walls existing along the boundary lines of said lots shall remain in place, but may be extended, maintained, or improved upon consistent within the bounds of said lots.
9. No more than 30% of any lot may be clear cut in any one year. All disturbed soils must be re-vegetated to prevent soil erosion.

Being the same premises described in the deed from the Estate of Lois A. Slagle to Robert Scott Mol and Kay Mol, dated April 29, 2020, recorded in the Hancock County Registry of Deeds in Book 7020, Page 191.

HANCOCK COUNTY