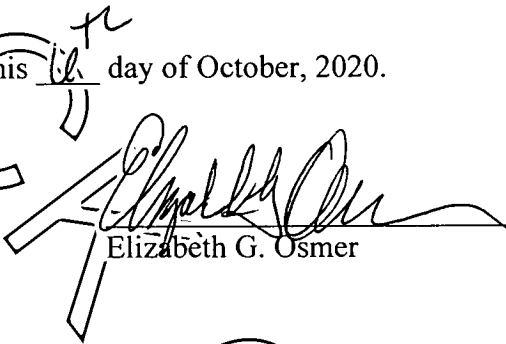


BOOK: OR 7062 PAGE:771, # OF PGS: 6
10/14/2020 11:17:00 AM INSTR#: 2020035857
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX PAID

QUITCLAIM WITH COVENANT DEED

ELIZABETH G. OSMER (f/k/a Elizabeth Greenberg) of Nobleboro, Maine, CHARLES H. OSMER, JR., of Portland, Maine, RAYMOND GREGORY YOST and PATRICIA YOST of Freeport, Maine, and KENNETH BRADFORD YOST of Jefferson, Maine and for consideration paid, grant to JOHN AJEMIAN and MIA MANZULLI, whose mailing address is 7 Honeybrook Drive, Princeton, New Jersey 05840, with quitclaim covenant, as joint tenants, certain premises in Gouldsboro, Hancock County, Maine, together with any improvements thereon, as described in Exhibit "A" attached hereto and incorporated herein by reference.

WITNESS our hands and seals this 14th day of October, 2020.


Elizabeth G. Osmer

STATE OF MAINE
LINCOLN COUNTY

Dated: October 14th, 2020

Personally appeared, the above-named Elizabeth G. Osmer and acknowledged the foregoing instrument to be her free act and deed.

Before me,


Notary Public

ANGELINA M. WALTZ
Notary Public, Maine

(primary commission) Expires February 22, 2021

WITNESS my hand and seal this 8th day of October, 2020.

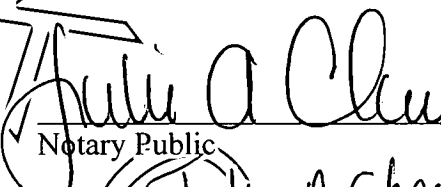

Charles H. Osmer, Jr.

STATE OF MAINE
CUMBERLAND COUNTY

Dated: October 8th, 2020

Personally appeared, the above-named Charles H. Osmer, Jr. and acknowledged the foregoing instrument to be his free act and deed.

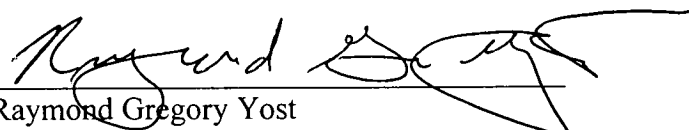
Before me,

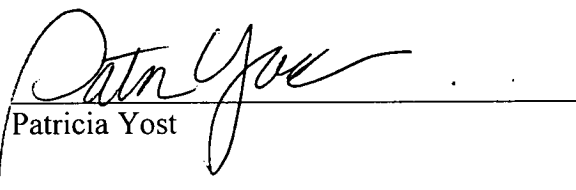

Notary Public

Julie A Chew
(print or type name)

Julie A. Chew
Notary Public, Maine
My Commission Expires December 22, 2026

WITNESS our hands and seals this 8 day of October, 2020.


Raymond Gregory Yost

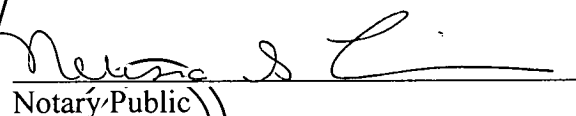

Patricia Yost

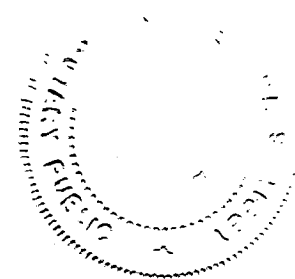
STATE OF MAINE
CUMBERLAND COUNTY

Dated: October 8, 2020

Personally appeared, the above-named Raymond Gregory Yost and Patricia Yost and severally acknowledged the foregoing instrument to be their free act and deed.

Before me,


Notary Public


(print or type name) **Melissa S. Libby**
Notary Public, State of Maine
My Commission Expires September 8, 2026

WITNESS our hands and seals this 6th day of October, 2020.

Kenneth Bradford Yost
Kenneth Bradford Yost

STATE OF MAINE
LINCOLN COUNTY

Dated: October 6th, 2020

Personally appeared, the above-named Kenneth Bradford Yost and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Angelina Waltz
Notary Public

ANGELINA M. WALTZ
Notary Public, Maine

(print or type name) Commission Expires February 22, 2021

EXHIBIT A

Two certain lots or parcels of land, together with any improvements thereon, situated in Gouldsboro, Hancock County, Maine, described as follows:

Lots 50B and 51B, Corea by the Sea, Gouldsboro, Hancock County, Maine, as shown on a Survey Plan "Corea by the Sea, Gouldsboro", prepared by Kolman Timberland Consultants, Inc., Job #1009, dated May, 1970, and recorded in the Hancock County Registry of Deeds, File 16, Page 124.

The above lots also described as follows in a deed from North Atlantic Land & Cattle Company to Edward M. Messer dated March 25, 1974, and recorded in the Hancock County Registry of Deeds, Book 1187, Page 472:

Beginning on the westerly side of a forty (40) foot right of way at the southeast corner of lot number 52B as shown on plan of land of Corea-by-the-Sea by Kolman Timberland Service dated 1969 recorded in Hancock County, Maine, Registry of Deeds in Plan Book 12, Page 38; thence westerly following the southerly line of said lot 52B one thousand two hundred thirty-two (1232) feet to a corner; thence southerly three hundred two and four-tenths (302.4) feet to the northwesterly corner of lot number 49B shown on said plan; thence easterly following the northerly line of said lot 49B one thousand thirty-seven and fifty-five hundredths (1037.55) feet to the western side of said right of way; thence northeasterly following the westerly side of said right of way four hundred (400) feet to the point of beginning.

EXCEPTING and not hereby conveying the area marked "240 sold" shown on said plan.

Also conveying as appurtenant to every part of the lots herein conveyed rights of way for all purposes of a way over the private ways shown on said plan and continued to the public highway.

Together with the right to use with others and for recreational purposes, including launching and landing of boats, lots 1, 45, 87, 89, 123, 169, 209 and 245 as shown on plans of land of Terra, Inc. made by Waldron Johnson, surveyor which plans are recorded in Hancock County, Maine, Registry of Deeds in Plan Book 10, at Pages 14, 15, 37, 42 and 43.

The lot hereinabove conveyed is conveyed subject to the following permanent conditions (not conditions subsequent), to wit:

1. No building shall be erected thereon except a private dwelling or summer residence for single family occupancy, except that a private boathouse may be erected on any lot having shore frontage.

2. No dwelling or summer residence, the actual cost of which is less than \$3500.00 shall be erected thereon.

3. No building, except a private boathouse shall be erected or placed on any lot having ocean frontage, within 20 feet from high water mark, or within 12 feet of any sideline or within 20 feet of a right of way. No building shall be erected or placed on any lot not having ocean frontage within 25 feet of a right of way or within 12 feet of any other lot line.

4. No house trailer, mobile home, or tent shall be placed or used thereon.

5. No septic tank shall be placed or used within 75 feet of high water mark, nor with 100 feet of any existing well, and no well shall be constructed within 100 feet of any septic tank then located.

6. Lots shall not be divided for purpose of rent, lease or sale, and no part of the lots less than the whole shall be rented, leased or sold.

7. No intoxicating liquors shall be kept for sale on the premises and no business of any kind shall be conducted thereon.

These restrictions shall be for the benefit of all other lots on said plan and every part thereof, and shall run with the land.

Being all and the same premises conveyed from Edward M. Messer to Kenneth Bradford Yost, Elaine Murdoch, Raymond Gregory Yost, Patricia Yost, Charles Osmer and Elizabeth Greenberg dated July 5, 1985 and recorded July 15, 1985 in Book 1543, Page 473 of the Hancock County Registry of Deeds.

See also Quitclaim Deed dated June 17, 1988, from Elaine Murdoch to Kenneth Bradford Yost recorded in Book 1702, Page 307 of the Hancock County Registry of Deeds.

Charles Osmer passed away on September 11, 1986, intestate, leaving as his sole heirs at law his wife, Elizabeth G. Osmer, and his son, Charles H. Osmer, Jr.

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E/Ret: Fellows, Kee
Tymoczko + Lewis