BOOK: OR 6862 PAGE:278, # OF PGS: 3
11/30/2017 03:29:39 PM INSTR#: 2017018535
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TX PAID

Tx:4000690

HANCOCK COUNTY

QUITCLAIM DEED with COVENANT

HOLLY ANDREWS, whose address is 54 Riverside Lane, Ellsworth, Maine 04605, for consideration paid, grants to **ELIZABETH M. KAVANAUGH**, whose address is 9 Dollard Farm Way Apt #1, Ellsworth, Maine 04605, with QUITCLAIM COVENANT, a certain lot or parcel of land, together with any buildings or improvements thereon situated in Ellsworth, Hancock County, Maine, bounded and described as follows:

A certain lot or parcel of land, together with all buildings thereon, situated in Ellsworth, Hancock County, Maine, bounded and described as follows, to wit:

"Beginning at a cross in the top of a large boulder at the high water line on the west shore of Union River, said cross being a point in the north line of land described in the Hancock County, Maine, Registry of Deeds, Book 56, Page 55, 1830; thence North 82° 37' West 331 feet to an iron pipe driven in the ground in the east line of the Bonsey Wharf Road, which said road is to be 40 feet wide; thence South 11° 04' West following the east line of said Bonsey Wharf Road 440 feet to a point (for a reference to said road see Vol. 54 Page 82, 1827, which was surveyed in the early 1800's by Reverend Peter Norse); thence South 82° 37' East 330 feet, more or less, to the high water line of Union River; thence northerly but always following the high water line of said Union River 440 feet, more or less, to the point of beginning."

Together with all right, title and interest in and to the shore and flats between the sidelines of said lot extended to low water line of Union River in accordance with the laws of the State of Maine.

EXCEPTING AND NOT HEREBY CONVEYING a lot of land described as conveyed in a deed from John B. Adams and Joan C. Adams to Terrence E. Pinkham and Nancy S. Pinkham as joint tenants dated February 13, 1989, recorded in Hancock County Registry of Deeds in Book 1738, Page 103.

The within described premises are conveyed expressly subject to the two (2) rights of way described in said deed from John B. Adams et al to Terrence E. Pinkham et al dated February 13, 1989, recorded in Book 1738, Page 103 of said Registry of Deeds, in which deed said rights of way appears as follows:

"Together with, and hereby assigning, all rights - by prescription or record - vested in John B. Adams and Joan C. Adams, in and to the so-called 'Bonsey Wharf Road' extending southerly from Riverside Lane to the premises hereinbefore described.

Together with a right of way for all purposes of way, as appurtenant to each and every part of the herein granted premises, to be used in common with John B. Adams and Joan C. Adams, their heirs and assigns, onto and over a strip of land twenty (20) feet in width — crossing the Adams' residual land, the (1) west line of the said 'strip' and (2) part of the 2nd line (as described in the afore-cited Fiala-to-Adams deed) being coincident/conterminous."

Subject to easements and rights of way recorded at the Hancock County Registry of Deeds in Book 1618, Page 211; Book 1668, Page 408 and Book 3619, Page 167.

Meaning and intending to convey all and the same premises as conveyed from E Trade Bank, a Florida limited liability company to Holly Andrews by deed dated October 21, 2015 and recorded in the Hancock County Registry of Deeds in Book 6486, Page 94.

WITNESS my hand and seal this 29th day of November, 2017.

Witness

Holly Andrews
HOLLY ANDREWS

HANCOCK COUNTY

STATE OF MAINE
COUNTY OF HANCOCK ss. November 29, 2017

Then personally appeared the above-named, Holly Andrews, and acknowledged the foregoing instrument to be her free act and deed.

Amanda Salsbury
Attorney at Law/Notary Public

Print Name

AMANDA SALSBURY
NOTARY PUBLIC
MY COMMISSION EXPIRES
MAY 13, 2021

S. Rel
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