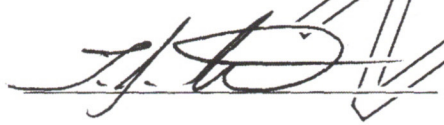
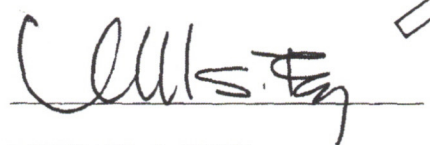


QUITCLAIM DEED WITH COVENANT

KNOW ALL MEN BY THESE PRESENTS, That I, **TODD J. SMITH**, whose mailing address is 2829 Arden Road, Atlanta, Georgia, and I, **MICHAEL S. IRBY**, whose address is 4130 N. Broadland Road NW, Atlanta, Georgia, for consideration paid, GRANT a one-quarter (1/4) undivided interest to **HAYWOOD G. MAY** and **VIRGINIA M. VENDRELL**, Trustees of **THE HAYWOOD G. MAY TRUST**; a one-quarter (1/4) undivided interest to **VIRGINIA M. VENDRELL** and **HAYWOOD G. MAY**, Trustees of **THE VIRGINIA M. VENDRELL TRUST** both of whose mailing address is P.O. Box 1097, Southwest Harbor, ME 04679-1097; and a one-half (1/2) undivided interest to **F. BART SMITH**, Trustee of the **F. BART SMITH REVOCABLE TRUST**, whose address is 500 Periwinkle Way, Sanibel, Florida 33957, as Tenants in Common and not as Joint Tenants, with QUITCLAIM COVENANT, a certain lot or parcel of land, located at 24 High Road, Town of Southwest Harbor, County of Hancock and State of Maine, and being all and the same premises as conveyed in a deed from D. Scott Hatcher and Chloe C. Hatcher, to the herein Grantors, said deed dated October 17, 2005 and recorded in Book 4321, Page 167 in the Hancock County, Maine, Registry of Deeds, and described therein as set forth in Exhibit A, attached hereto and made a part hereof.

WITNESS OUR HANDS, this 11th day of November, 2011.


TODD J. SMITH


MICHAEL S. IRBY

MAINE REAL ESTATE
TRANSFER TAX PAID

STATE OF Georgia
County of DeKalb

November 9, 2011

Personally appeared the above named Todd J. Smith and did acknowledge the above
Quitclaim Deed with Covenant as and for his free act and deed.

Before me, Todd J. Smith

Margorie McDonough
Notary Public

My commission expires: July 29, 2013

MARGORIE McDONOUGH
Type or print name



STATE OF MAINE
County of HANCOCK

November 11, 2011

Personally appeared the above named Michael S. Irby and did acknowledge the above
Quitclaim Deed with Covenant as and for his free act and deed.

Before me,

[Signature]
Notary Public

Attorney at Law

My commission expires:

STEVEN J. LYMAN, ESQ.
Type or print name

EXHIBIT A

"Two (2) certain lots or parcels of land, together with the buildings thereon, situated in Southwest Harbor, Hancock County, Maine, being all and the same premises described as conveyed in the deed from Joseph H. Young and JoAnne P. Young to Chloe C. Hatcher and D. Scott Hatcher dated December 18, 1998, recorded in Book 2802, Page 112 of the Hancock County Registry of Deeds as follows:

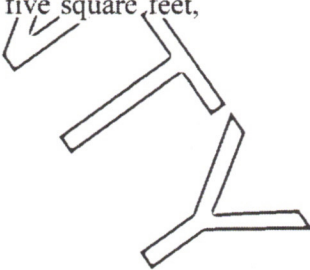
Two certain lots or parcels of land, with any buildings thereon, being all and the same premises described as conveyed in mortgage deed from Raymond P. Morris and Carrie W. Morris to The First National Bank of Bar Harbor dated March 26, 1992 and recorded at Book 1923, Page 024 of the Hancock County, Maine, Registry of Deeds, wherein said premises are described as follows, to wit:

Two (2) certain lots or parcels of land, together with the buildings thereon, situated in Southwest Harbor, Hancock County, Maine, described as follows:

FIRST LOT: Beginning on the south side of High Street at a stone bound set in the ground marking the northwest corner of land formerly of Mary C. Kaighn, it also marking the northeast corner of a certain lot conveyed by Elizabeth L. Mitchell to Ferdinand E. and Fannie E. Reed by deed dated August 29, 1932, and recorded in Book 638, Page 466 of the Hancock County, Maine, Registry of Deeds; thence from said stone bound southerly following the westerly line of said land formerly of said Mary C. Kaighn one hundred seventy-four and seven tenths feet to a stone bound set in the ground in the northerly line of land now or formerly of Herbert L. and Ella M. Robinson; thence westerly following the northerly line of said land now or formerly of said Robinsons, is also being the south line of said lot conveyed to the said Ferdinand E. and Fannie E. Reed by said Mitchell, sixty feet to a stone bound set in the ground; thence North one degree thirty minutes East one hundred sixty six and three tenths feet to a stone bound set in the ground on the south side of said High Street; thence easterly following the south side of said High Street sixty six feet to said stone bound at the point of beginning, containing one fourth of an acre, more or less, and being the easterly part of said lot conveyed by the said Mitchell to the said Reeds as aforesaid.

Also conveying all right, title and interest in and to any land between the north side of the above described premises and the center of said High Street.

SECOND LOT: Beginning on the south side of High Street at a stone bound marking the northeast corner of the First Lot herein described as conveyed; thence southerly following the east line of said First Lot one hundred seventy four and seven tenths feet to a stone bound marking the southeast corner of said First Lot; thence North eighty one degrees thirty minutes East on an easterly production of the south line of the said First Lot, thirty feet to a stone bound; thence North two degrees fifteen minutes East parallel to and thirty feet distant from the east line of said First Lot, one hundred seventy seven and seven tenths feet to a stone bound on the south side of said High Street; thence westerly following the south line of said High Street thirty feet to said stone bound at the point of beginning containing five thousand two hundred eighty five square feet, more or less."



GRANT OF VIEW EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That I, **KATHARINE N. WALTON**, formerly known as Katharine N. Falt, whose address is 20 High Road, Town of Southwest Harbor, County of Hancock and State of Maine, for consideration paid, GRANT one-quarter (1/4) interest to **HAYWOOD G. MAY** and **VIRGINIA M. VENDRELL**, Trustees of **THE HAYWOOD G. MAY TRUST**; one-quarter (1/4) interest to **VIRGINIA M. VENDRELL** and **HAYWOOD G. MAY**, Trustees of **THE VIRGINIA M. VENDRELL TRUST** both of whose mailing address is P.O. Box 1097, Southwest Harbor, ME 04679-1097; and one-half (1/2) interest to **F. BART SMITH**, Trustee of the **F. BART SMITH REVOCABLE TRUST**, whose address is 500 Periwinkle Way, Sanibel, Florida 33957, a View Easement on a certain lot or parcel of land described in Exhibit A, attached hereto and made a part hereof, located at 20 High Road, Town of Southwest Harbor, County of Hancock and State of Maine, and being a portion of the premises conveyed in a deed from Robert L. Falt to the herein Grantor, said deed dated October 5, 2004 and recorded in Book 4033, Page 161 in the Hancock County, Maine, Registry of Deeds, said described parcel is subject to the terms, restrictions, conditions and obligations of the View Easement, as set forth below:

GRANTING and RESERVING to the herein Grantees, their successors and assigns forever, a **VIEW EASEMENT** on the described premises, consisting of the following purposes, terms, provisions, restrictive covenants and affirmative rights, which shall run with the premises and be binding in perpetuity upon Grantees herein, their successors and assigns forever:

1. Grantor shall erect not more than one (1) permanent or temporary structure on the described conveyed premises.
2. Grantor shall erect no permanent or temporary structure that exceeds Ten (10) feet in height and /or exceeds One Hundred Fifty (150) square feet in area on the described premises.
3. Grantor shall not plant shrubbery, trees or other vegetation on the premises, the expected

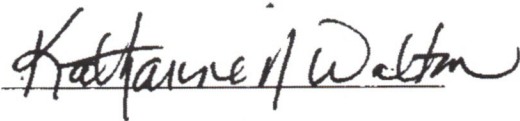
mature height of which exceeds Ten (10) feet.

4. Grantees shall have the right, but not the obligation, to enter the above described conveyed premises as shall from time to time become necessary or convenient to mow the above described conveyed premises or to otherwise prevent trees and shrubs from exceeding the Ten (10) foot maximum height limit, subject to the obligation to remove from the premises such trees, branches and other matters cut during that maintenance.

5. Grantees are also hereby granted the right to enter the above described conveyed premises at any reasonable time and in any reasonable manner to inspect for compliance herewith, and to enforce the same by actions at law and in equity.

6. The purpose of this View Easement is to preserve the view of the land and waters of Southwest Harbor from the land of the Grantees. This View Easement shall be appurtenant to and benefit said remaining land of the Grantees.

July 17, 2013


KATHARINE N. WALTON

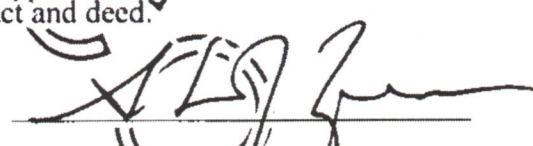
STATE OF MAINE
County of Hancock

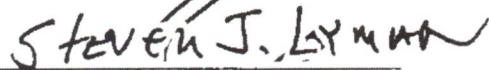
July 17, 2013

Personally appeared the above named Katharine N. Walton and did acknowledge the above Grant of View Easement as and for her free act and deed.

Before me,

My commission expires:


Notary Public / Attorney at Law



Type or print name

EXHIBIT A

PROPERTY DESCRIPTION

KATHERINE N. WALTON (FORMERLY KATHERINE N. FALT)

PORTION OF DEED BOOK 4033, PAGE 161

A certain lot or parcel of land, being a portion of land conveyed to Katherine N. Falt by Robert L. Falt, by deed dated October 5, 2004 and recorded in Deed Book 4033, Page 161 of the Hancock County Registry of Deeds; said lot or parcel, is more particularly described as follows:

BEGINNING at a granite stone found on the southerly sideline of High Road and at the northeasterly corner of land now or formerly of Katherine N. Falt as described in Deed Book 4033, Page 161 (Parcel One, First Lot); said Point of Beginning also being described as being the northwest corner of land now or formerly of The Haywood G. May trust, The Virginia M. Vendrell Trust and the F. Bart Smith Revocable Trust as described in Deed Book 5717, Page 291 of said Registry of Deeds;

THENCE; South 01° 00' 04" East, along said lands of May, Vendrell and Smith, a distance of 166.56 feet to a Granite Stone Found;

THENCE; North 80° 09' 12" East, along said lands of May, Vendrell and Smith, a distance of 10.80 feet to a 5/8" capped iron rod set;

THENCE; South 00° 21' 54" West, along a new division line, a distance of 204.25 feet to a 5/8" capped iron rod set on the southerly sideline of said Falt; said iron rod also being on the northerly sideline of land now or formerly of Dallen C. Mills and Louise P. Mills as described in Deed Book 1786, Page 128 of said Registry of Deeds;

THENCE; South 81° 39' 09" West, along the northerly sideline of said Mills, a distance of 20.80 feet;

THENCE; North 89° 27' 06" West, along the northerly sideline of said Mills, a distance of 57.70 feet to the northwesterly corner of said Mills;

THENCE; North 09° 35' 11" West, along land now or formerly of Carol Cramer Drummond as described in Deed Book 1421, Page 511 of said Registry of Deeds, a distance of 34.74 feet to an iron bolt found;

THENCE; North 00° 26' 43" East, along land now or formerly of Phil A. Whitney and Karin T. Whitney as described in Deed Book 3895, Page 347 of said Registry of Deeds, a distance of 112.74 feet to a ¼" iron bolt found;

THENCE; North 01° 05' 24" East, along land now or formerly known as "Long Burying Ground", a distance of 102.40 feet to a capped iron rod found (PLS 1091);

THENCE; North 87° 17' 41" West, along a northerly sideline of said "Long Burying Ground", a distance of 9.14 feet to an iron bolt found;

THENCE; North 01° 17' 27" East, along the easterly sideline of said "Long Burying Ground", a distance of 42.00 feet to a capped iron rod found (PLS 1091);

THENCE; South 89° 56' 43" West, along a northerly sideline of said "Long Burying Ground", a distance of 62.08 feet to a capped iron rod found (PLS 1091);

THENCE; North 04° 15' 07" East, along the westerly sideline of said Falt, a distance of 34.86 feet to a 5/8" iron rod found on the southerly sideline of said High Road;

THENCE; North 71° 48' 24" East, along the southerly sideline of said High Road, a distance of 73.25 feet to a 3/4" iron rod found.

THENCE, continuing along the southerly sideline of said High Road, North 71° 49' 09" East, a distance of 70.60 feet to the **POINT OF BEGINNING.**

The lot or parcel described herein, containing 0.72 acres, more or less, is a portion of land conveyed to Katherine N. Falt by Robert L. Falt, by deed dated October 5, 2004 and recorded in Deed Book 4033, Page 161 of the Hancock County Registry of Deeds.

Bearings refer to the Magnetic Meridian of 2003.

All capped iron rods set bear the inscription "CES, INC. PLS 2365".

COUNTY