

KNOW ALL MEN BY THESE PRESENTS, THAT we, Victor W. Mercer, Jr. and Ellen W. Mercer, both of Southwest Harbor, Hancock County, Maine, in consideration of one dollar and other valuable considerations paid by Charles W. Kramp and Barbara A. Kramp, both of Ludlow, Hampden County, Massachusetts, the receipt whereof we do hereby acknowledge, do hereby REMISE, RELEASE, BARGAIN, SELL AND CONVEY, and forever QUITCLAIM unto the said Charles W. Kramp and Barbara A. Kramp, their heirs and assigns, as joint tenants and not as tenants in common, and to the survivor of them, and the heirs and assigns of the survivor of them forever, a certain lot or parcel of land located in said Southwest Harbor which was more particularly bounded and described in a deed dated April 23, 1970 recorded in the Hancock County Registry of Deeds in Book 1097, Page 583 from Billings & Hamblen Co. Inc. to Roy N. Sprague and Louise P. Sprague as follows:

"Beginning at an iron pipe driven in the ground in the northerly side of a 66' Right of Way leading from the Freeman Ridge Road so-called, in a general easterly direction to other land of the Grantor herein, said Billings & Hamblen Co., Inc., said iron pipe marking the southeasterly corner of the herein described Lot #14, on above-mentioned plan; thence North seventy-eight degrees thirty-four minutes West (N. 78° 34' W.) but always following the northerly side of said 66' Right of Way, two hundred one and three tenths (201.3) feet to an iron pipe driven in the ground, in the easterly side of a 30' Right of Way; thence North eighteen degrees no minutes East (N. 18° 00' E.), but always following the easterly side of said 30' Right of Way, two hundred (200) feet to an iron pipe driven in the ground, said iron pipe marking the southwesterly corner of Lot #13 as shown on said plan; thence in an Easterly direction, but always following the southerly line of Lot #13 as shown on said plan, two hundred and six tenths (200.6) feet to an iron pipe driven in the ground, said iron pipe marking the southeasterly corner of said Lot #13 as shown on said plan, and the northwesterly corner of Lot #17 as shown on said plan; thence South eighteen degrees no minutes West (S. 18° 00' W.) but always following the westerly line of said Lot #17 as shown on said plan, one hundred eighty-nine and eight-tenths

(189.8) feet to the iron pipe driven in the ground at the point of beginning, and containing 0.899 acres.

"Together with a Right of Way sixty-six (66) feet in width leading from Freeman Ridge Road so-called in an easterly direction to land of said Billings & Hamlen Co., Inc. as shown on said plan, the center line of said Right of Way being described as follows:

"Beginning at center line Station 8-23.0 of the Freeman Ridge Road; thence South seventy-two degrees no minutes East (S. 72° 00' E.) eight hundred sixty (860) feet to an angle point in said Right of Way; thence South seventy-eight degrees thirty-four minutes East (S. 78° 34' E.) to a point in the westerly line of land belonging to Winfield Lord; said right of way to be used in common with others having similar rights over said way.

"Together also with any or all other rights of ways as shown on said plan to be used in common with others having similar rights over said ways.

"The premises herein conveyed are herein so conveyed expressly subject to the following restriction (not a condition subsequent) to be binding upon the said Grantees, their heirs and assigns, owners or tenants in common, of the above described lot or parcel of land, to wit:

"That no trailers, mobile-homes, or any construction equipped with wheels, or designed to be used, for residential purposes, shall at any time be placed upon said premises."

Said lot is designated as Lot #14 on a plan entitled "Subdivision for Billings & Hamlen at Southwest Harbor, Me., Jan. 1967" prepared by Robert Raynes, Surveyor.

Reference is made to deed from Roy N. Sprague and Louise P. Sprague to Victor W. Mercer, Jr. and Ellen W. Mercer, dated January 25, 1972, and recorded in Book 1135, Page 351 at the Hancock County, Maine, Registry of Deeds.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging, to them, the said Charles W. Kramp and Barbara A. Kramp, their heirs and assigns, as joint tenants and not as tenants in common, and to the survivor

BOOK 1159 PAGE 568

of them, and the heirs and assigns of the survivor of them forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, as joint tenants and not as tenants in common, and with the survivor of them, and the heirs and assigns of the survivor of them, that we will WARRANT AND FOREVER DEFEND the said premises to them, the said Grantees, their heirs and assigns, as joint tenants and not as tenants in common, and to the survivor of them and the heirs and assigns of the survivor of them forever, against the lawful claims and demands of all persons claiming by, through or under us.

IN WITNESS WHEREOF, we, the said Victor W. Mercer, Jr. and Ellen W. Mercer, being husband and wife, joining in this deed as Grantors, and relinquishing and conveying our rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this 22nd day of August in the year of our Lord one thousand nine hundred and seventy-two.

Victor W. Mercer Jr.

Ellen W. Mercer

STATE OF MAINE
COUNTY OF HANCOCK

ss.

August 22, 1972

Personally appeared the above named Victor W. Mercer, Jr. and acknowledged the above instrument to be his free act and deed.

Before me,

Esther E. Rodick
Notary Public

MY COMMISSION EXPIRES SEPT. 22, 1973

-3-

STATE OF MAINE, HANCOCK COUNTY REGISTRY OF DEEDS.

Rec'd Jan. 8, 1973 at 9 h. - m. A. M. and recorded in book 1159 Page 566

by

Mary P. Sprague Register.