

BK: OR 7423 PAGE: 804 # OF PGS: 2
12/17/2025 01:03:38 PM Inst # 2025016625
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX NOT PAID
eRecorded Document

QUITCLAIM DEED WITH COVENANT
DLN: **3436567**

BACK ORCHARD, LLC, a Maine limited liability company, having a principal place of business in Mount Desert, Maine, for consideration paid, grants to **BACK ORCHARD "B", LLC**, a Maine limited liability company with a principal place of business in Mount Desert, Maine, having a mailing address of 2040 Geist Road, Reisterstown, MD 21136, with quitclaim covenant, the land in **Mount Desert**, Hancock County, Maine, described as follows:

A certain lot or parcel on the southerly side of Neighborhood Road, Northeast Harbor, Mount Desert, Hancock County, Maine; being further described as follows:

BEGINNING at a 1" bolt found at on the southerly sideline of Neighborhood Road, said bolt being the northwest corner of land now or formerly Shirley Reynolds McGarr and Joseph Paul Renault, Jr. as described in Deed Book 3226, Page 336 of the Hancock County Registry of Deeds;

THENCE; South 01° 37' 45" West, along the westerly line of said McGarr and Renault, a distance of 155.50 feet to a 1" bolt found at the southwest corner of said McGarr and Renault, said bolt also being on the northerly line of land now or formerly South Shore Road Limited Partnership as described in Deed Book 2613, Page 202 of said Registry;

THENCE; North 89° 11' 33" West, through land of Back Orchard, LLC as described in Deed Book 6968, Page 36 of said Registry, a distance of 138.77 feet to a 5/8" capped iron rod to be set (PLS 2365);

THENCE; North 00° 30' 44" East, through said land of Back Orchard, LLC, a distance of 130.88 feet to a 5/8" capped iron rod to be set (PLS 2365) on the southerly sideline of said Neighborhood Road;

THENCE; North 80° 57' 13" East, along the southerly sideline of said Neighborhood Road, a distance of 44.04 feet to a granite monument found;

THENCE; continuing North 80° 57' 13" East, along the southerly sideline of said Neighborhood Road, a distance of 99.77 feet to the **POINT OF BEGINNING**.

Containing 0.46 acres. (20,150 square feet), more or less.

For source of Title see a Warranty Deed from Catherine Drayton and Whitney Drayton to Back Orchard, LLC dated July 30, 2019 and recorded in Deed Book 6968, Page 36 of the Hancock County Registry of Deeds, the above-described premises being a portion thereof.

IN WITNESS WHEREOF, Back Orchard, LLC has caused the foregoing instrument to be signed in its name and sealed by its undersigned member, duly authorized, this 17th day of December 2025.

BACK ORCHARD, LLC

By: 

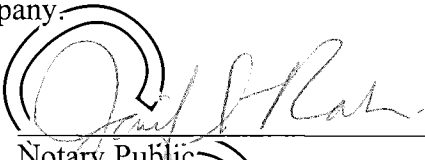
Cassandra Watson, Member

STATE OF MAINE

HANCOCK County

December 17, 2025

Personally appeared the above named Cassandra Watson, Member of Back Orchard, LLC, and acknowledged before me the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said company.


Notary Public

JENNIFER S. RANKIN
Notary Public • State of Maine
My Commission Expires

June 4, 2026

Print or type name as signed