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JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX PAID

QUITCLAIM DEED with COVENANT

TOBIN D.A. PEACOCK and VALERIE L. PEACOCK, with a mailing address of 51 Kebo Street, Bar Harbor, Maine 04609, for consideration paid, grant to JEAN T. MCGRAW, with a mailing address of 156 Point Road, Hancock, Maine 04640, 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 in EXHIBIT A, attached hereto and made a part hereof.

WITNESS my/our hand(s) and seal(s) this 30th day of Aug, 2019.

[Signature]
Witness

[Signature]
TOBIN D.A. PEACOCK

[Signature]
Witness

[Signature]
VALERIE L. PEACOCK

STATE OF Maine
COUNTY OF Hancock, ss.

Dated: Aug 30, 2019

Personally appeared the above named, Tobin D.A. Peacock and Valerie L. Peacock, and acknowledged the foregoing instrument to be their free act and deed.

Before Me,

[Signature]
Notary Public

Printed Name

Commission expiration

JENNIFER COUGH

NOTARY PUBLIC MAINE

My Commission Expires 04/03/2025

Exhibit A

Certain lots or parcels of land, together with any buildings and improvements thereon, situated in the City of Ellsworth, Hancock County, Maine, bounded and described as follows:

FIRST PARCEL: "The three following described lots or parcels of land with the buildings thereon, situated in said Ellsworth and bounded and described as follows:

(1) Beginning at the corner of Central and Willow Streets so called, thence north five degrees east on said Willow Street, six rods, thence south eighty-five degrees east three and one-half rods; thence south five degrees west on John A. Peters' line, now or formerly, and later of Abial McFarland, to said Central Street; thence north, eighty-five degrees west on said Central Street, three and one-half rods to the place of beginning, containing twenty-one square rods, more or less, and being the same premises conveyed by Fred B. Aiken to Edmund McFarland by deed dated June 1, A.D. 1885 and recorded July 31, 1885 in said Registry of Deeds for the County of Hancock, State of Maine, in Book 201, Page 124.

(2) Beginning at a stake in the east line of Willow Street, so called, at a point six rods southerly at right angles from Samuel Royal's now or formerly north line of Lot No. 14, as shown on plan; thence south eighty-three degrees east seven rods to a stake in said Samuel Royal's now or formerly east line at point six rods southerly at right angles from said Samuel Royal's now or formerly north line of said No. 14; thence at right angles southerly two rods to the north line of the Abial McFarland lot, now or formerly occupied by Edmund McFarland, to the east line of said Willow Street; thence northerly in the east line of said street two rods, to the place of beginning, containing fourteen square rods, more or less. Meaning hereby to convey the southerly half of No. 15 as shown on plan of lot west of State Street, and being the same premises conveyed by deed of Samuel Royal to said Edmund McFarland, dated August 31, A.D. 1891 and recorded December 7, 1891, in said Registry of Deeds in said County of Hancock, Book 259, Page 185.

(3) Bounded on the north by land of John Frazier, being formerly Lot No. 13 on Plan of Andrew Peters western field made by Addison Dodge, bounded easterly in part by land formerly of Sterling Haynes now of Mrs. Reeves and in part by land of Frank McGown; on the south by a strip of land sold by the said Samuel Royal to Edmond McFarland, and on the west by a private way as laid out and shown on said plan called Willow Street, containing forty-nine rods, more or less and being the same premises conveyed by deed of Lois M. Moore dated August 2, 1923 and recorded in said Registry of Deeds, Book 580, Page 444."

SECOND PARCEL: "Beginning at an iron pipe marking the northeasterly corner bound of lot number 16 on a plan of Western Field of Andrew Peters by Addison Dodge, duly recorded in the Hancock County, Maine, Registry of Deeds; thence S. 80° 22' E. 6.55 feet to a point in the north line of lot number 17 on the Plan of said Western Field mentioned as aforesaid; thence S. 20° 4' W. 36.4 feet to a point in the westerly side line of lot number 17 of said Western Field; thence N.

9° 38' E. 36 feet to the point of beginning. According to a plan and survey of H. M. Keniston, made in July, 1951."

There is excepted from the foregoing premises and not hereby conveyed so much thereof, together with the appurtenant rights thereto, set forth in deed from said Frances M. Small to Arno B. Shea dated August 3, 1951 and recorded in Book 743, Page 163 of said Registry of Deeds as follows:

"Two certain lots or parcels of land situated in Ellsworth, County of Hancock, State of Maine, and bounded and described as follows:

First Lot: Beginning at an iron pipe driven into the ground at the northeasterly corner of lot number 17 on a plan of Western Field of Andrew Peters by Addison Dodge, duly recorded in the Hancock County, Maine, Registry of Deeds; thence N. 9° 38' E. 56.7 feet to a point marked by an iron pipe driven into the ground for a corner; thence N. 81° 52' W. 28.2 feet to a point marked by an iron pipe driven into the ground for a corner; thence S. 12° 46' W. 47.2 feet to an iron pipe driven into the ground for a corner; thence N 79° 41' W 18.8 feet to an iron pipe driven into the ground for a corner; thence S. 20° 4' W. 9 feet to a point in the northerly side line of lot number 17 of the Western Field of Andrew Peters, so-called; thence S. 80° 22' E. 51.2 feet to the point of beginning. According to a plan and survey of H. M. Keniston, made in July, 1951.

Second Lot: Beginning at a point on the northerly side line of Central Street, said point marking the southwesterly corner of lot 17 on a Plan of Western Field of Andrew Peters by Addison Dodge, duly recorded in the Hancock County, Maine, Registry of Deeds; thence N. 9° 38' E. 63 feet to a point in the westerly side line of said lot number 17; thence S. 20° 4' W. 16.7 feet to an iron pipe driven into the ground for a corner; thence S. 11° 26' W. 36.5 feet to a point on the northerly side line of Central Street; thence S. 80° 22' E. along the northerly side line of Central Street 4.5 feet to the place of beginning. According to a plan and survey of H. M. Keniston, made in July, 1951.

Together with the right to the Grantee herein, his heirs and assigns, to enter upon the homestead property of the Grantor herein, located adjacent to the homestead property of the Grantee at any and all times for the purpose of making necessary repairs and improvements upon the homestead property of the Grantee."

Being all and the same premises as conveyed in a deed from Douglas Wollmar to Tobin D.A. Peacock and Valerie L. Peacock dated April 14, 2011 and recorded in Book 5606, Page 66 at the Hancock County Registry of Deeds.