

## QuitClaim Deed with Covenant

William C. Trimble, III of 2703 Dumbarton Avenue, NW, Washington DC 20007, and Margery T. Kennelly (aka Margery M.T. Kennelly) of 46 Forster Road, Manchester MA 01944, for consideration paid, grant to 45 Harbourside LLC, a Maine Limited Liability Company with a mailing address c/o Philip C. Worden, Esq., PO Box 1009, Northeast Harbor ME 04662, with QuitClaim Covenant, the land together with the buildings thereon located at 45 Harborside Road in the village of Northeast Harbor, Hancock County, Maine, and more particularly described as follows, to wit:

BEGINNING at an iron pin set in the ground in the Southerly ride of Harborside Road. Said iron pin marks the Northwesterly corner of a lot of land belonging to Charlotte Rush Battles; thence South  $26^{\circ} 55'$  East and following the Northwesterly line of land belonging to said Charlotte Rush Battles two hundred sixty-four and eight-tenths (264.8) feet to an iron pipe driven in the ground near the top of the bank of Northeast Harbor; thence following the same course, namely, South  $26^{\circ} 55'$  East to a point in the high waterline of Northeast Harbor; thence following the high water line of Northeast Harbor in a general southwesterly direction one hundred nineteen (119) feet, more or less, to a point bearing South  $27^{\circ} 11'$  East of and thirty-three (33) feet, more or less, from an iron pin set in the ledge at the top of the bank; thence North  $27^{\circ} 11'$  West thirty-three (33) feet, more or less to said iron pin; thence following the same course, namely, North  $27^{\circ} 11'$  West two hundred ninety-nine and five-tenths (299.5) feet to an iron pin set in the granite wall in the Southerly side of Harborside Road; thence North  $87^{\circ} 7'$  East and following the Southerly side of Harborside Road sixty (60) feet to an angle point in the Southerly line of Harborside Road; thence North  $76^{\circ} 30'$  East and following the Southerly side of Harborside Road sixty-eight and one-tenth (68.1) feet to the point of beginning and containing 0.847 acres. Together with the shore and flats between high water line and low water line of Northeast Harbor between the two sidelines of the lot extended from high water line to low water line of Northeast Harbor.

The foregoing description is from survey entitled "Plan Showing Property of Devises of C. Frederick C. Stout at Northeast Harbor, Maine," dated September 1968 by Robert Raynes, R.L.S. Said lot is conveyed subject to the rights of the public in any portion of Harborside Road and the Sidewalk adjacent thereto which may be included in the foregoing description. The premises hereby conveyed are also conveyed subject to the public sewer across the same.

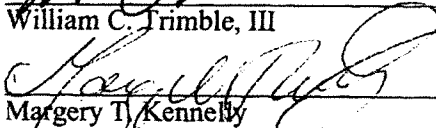
The premises hereby conveyed are conveyed subject to the following restriction which shall be binding upon the grantees, their heirs and assigns, for the benefit of the remaining land of the grantor [Robert Gwynne Stout] lying westerly of the land hereby conveyed, namely, that no building or other structure shall be placed on the land hereby conveyed any nearer the waters of Northeast Harbor than the existing cottage on the lot hereby conveyed.

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The grantor, for himself, his heirs and assigns, covenants with the grantees, their heirs and assigns, for the benefit of the land hereby conveyed, that no building or other structure shall be placed on the remaining land of the grantor lying westerly of the land hereby conveyed any nearer the waters of Northeast Harbor than the existing cottage on said remaining land of the grantor.

Meaning and intending to convey and hereby conveying the same premises described in the deeds from Barbara J. Trimble as Trustee of the Barbara J. Trimble Irrevocable Trust dated August 24, 1992 to William C. Trimble III and Margery M.T. Kennelly recorded at the Hancock County Registry of Deeds in Book 4837, Page 166, and from William C. Trimble, Jr. as Trustee of the William C. Trimble, Jr. Irrevocable Trust dated August 5, 1992 to William C. Trimble III and Margery M.T. Kennelly recorded at the Hancock County Registry of Deeds in Book 4837, Page 169.

Witness my hand and seal this 9<sup>TH</sup> day of October, 2008

  
William C. Trimble, III

  
Margery T. Kennelly

State of New York  
County of New York

October 9, 2008

Then personally appeared before me the above-named William C. Trimble, III and acknowledged the foregoing instrument to be his free act and deed.

  
Notary Public/Attorney at Law

LINDA RADICE  
Type or Print Name of Notary or Attorney

LINDA RADICE  
Notary Public, State of New York  
No. 4753376  
Qualified in New York County  
Commission Expires May 31, 2011

**SEAL**

② Ret:  
Worden LO