

QUITCLAIM DEED WITH COVENANT

MITCHELL T. MCMILLEN, TRUSTEE OF THE MITCHELL T. MCMILLEN REVOCABLE TRUST under Agreement dated June 5, 2008, whose mailing address is 5000 France Avenue, South #37, Edina, MN 55410 (the "Grantor"), FOR CONSIDERATION PAID, hereby grants to JAMES BRIAN STIFF, whose mailing address is 6936 Chantilly Court, Dallas, TX 75214 (the "Grantee"), with QUITCLAIM COVENANT, the following described real estate situated in the Village of Bass Harbor, Town of Tremont, County of Hancock and State of Maine, more particularly described as follows:

Unit 6 in Underwood Wharf Condominium, located in the Village of Bass Harbor, Town of Tremont, County of Hancock, State of Maine, as shown on Plat and Plans of Underwood Wharf Condominium, dated May 21, 2004, prepared by Civil Engineers and Surveyors and recorded in Hancock County Registry of Deeds, Plan File 32, Map 145 through 149, and as amended in Plan File 32, Map 170 and in Plan File 38, Map 110, as said Plat and Plans may have been further amended to date, together with all limited common elements pertaining to Unit 6 as shown on said Plat and Plans, together with an undivided interest in all common elements, all as specified in a certain Declaration of Underwood Wharf Condominium dated May 26, 2004, recorded in said Registry of Deeds, Book 3928, Page 280, and the related Bylaws recorded in Book 3828, Page 334, as said Declaration and Bylaws may have been amended to date, to which reference is hereby made and the same, its rights, privileges, easements, obligations and restrictions are incorporated herein by reference (the "Premises").

Reference is made to a Quitclaim Deed With Covenant from Mitchell T. McMillen and Jan A. McMillen to the Grantor dated January 7, 2009, and recorded in the Hancock County Registry of Deeds in Book 5137, Page 167, for the Grantor's source of title to the Premises, said Premises being conveyed subject to the matters set forth in said Deed.

Said Premises are further conveyed subject to all matters set forth in a Stipulated Judgment, Madomic Ridge Condominium Association, et al., v. Underwood Wharf Condominium Association, et al., Hancock County Superior Court, Civil Action Docket No. CV-11-0034, dated May 10, 2013, and recorded in the Hancock County Registry of Deeds in Book 6050, Page 283.

And the said Grantor, Trustee as aforesaid, in his said capacity, does hereby covenant with the said Grantee, his heirs and assigns, that he is the sole Settlor and Trustee under said Trust; that the Trust is revocable and he is the sole person holding a power to revoke the Trust; that said Trust is still in force and effect and has not been revoked, modified or amended; that he has the power thereunder to convey as aforesaid; and that in making this conveyance, he has, in all respects, acted pursuant to and in accordance with the authority vested in and granted to him

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therein and all terms and conditions of said Trust.

IN WITNESS WHEREOF, MITCHELL T. MCMILLEN, TRUSTEE as aforesaid, has hereunto set his hand and seal this 18 of November, 2016.

WITNESS:

Julie M. Burns

Mitchell T. McMillen

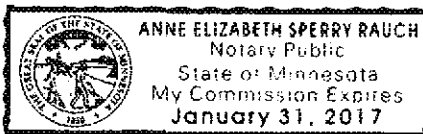
Mitchell T. McMillen, Trustee of the
Mitchell T. McMillen Revocable Trust

STATE OF MINNESOTA
COUNTY OF HENNEPIN, ss.

November 18, 2016

Personally appeared the above-named MITCHELL T. MCMILLEN, TRUSTEE as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before me,



Anne Rauch
Notary Public

Anne Rauch
Print name

My Commission Expires: 1-31-17