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QUITCLAIM DEED WITH COVENANT  
Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS, THAT I, JEANNETTE L. REED of West Tremont, County of Hancock, State of Maine, for consideration paid, GRANT to DAVID E. REED, whose mailing address is: 108 East 96 St., Apt. 88B, New York, NY 10128, with QUITCLAIM COVENANT, a certain lot or parcel of land, situated in Tremont, County of Hancock, State of Maine, said premises being more particularly described on EXHIBIT A, attached hereto and made a part hereof.

WITNESS my hand this 19<sup>th</sup> day of the month of JANUARY, 1999.

Jeannette L. Reed  
JEANNETTE L. REED

STATE OF MAINE  
HANCOCK, SS:

JANUARY 19, 1999

Personally appeared the above named Jeannette L. Reed and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Norman P. Shaw  
Norman P. Shaw, Attorney at Law

HANCOCK COUNTY

EXHIBIT A

A certain lot or parcel of land situated in the Town of Tremont, Hancock County, Maine, bounded and described as follows:

Beginning at a #6 rebar with surveyor's identification #2099 set near the high water mark of Goose Cove and bearing South seventy-two degrees fifty minutes twenty-three seconds West (S. 72° 50' 23" W.) of, and one hundred eight and seventy-five hundredths (108.75) feet from, a point at the head of Webster's Creek on the division line between Lot #21 and Lot #23 as shown on the plan prepared by Salem Town dated 1808, said rebar also marking the easterly corner of premises described as conveyed in the deed of recent date from Edwin W. Lawson to his son, Russell Lawson; thence North twenty-five degrees nineteen minutes fifty seconds West (N. 25° 19' 50" W.) one hundred twenty-five and seventy-nine hundredths (125.79) feet to a #6 rebar with surveyor's identification #2099 set in the ground; thence continuing on the same course, to wit: North twenty-five degrees nineteen minutes fifty seconds West (N. 25° 19' 50" W.) nine and forty-five hundredths (9.45) feet to a point along the centerline of an existing gravel drive and the centerline of a sixteen (16) feet wide right of way; thence by the following courses and distances along the centerline of said gravel drive and sixteen (16) feet wide right of way, to wit: North twenty-six degrees twenty-six minutes eighteen seconds East (N. 26° 26' 18" E.) forty-five and sixty-seven hundredths (45.67) feet to a point; North thirty-one degrees ten minutes fifty-nine seconds East (N. 31° 10' 59" E.) seventy-nine and seventy-seven hundredths (79.77) feet to a point; North thirty-four degree fifty minutes thirty-four seconds East (N. 34° 50' 34" E.) eighty-two and thirty-one hundredths (82.31) feet to a point; North thirty-eight degrees nineteen minutes fifty-six seconds East (N. 38° 19' 56" E.) seventy-seven and fifty-two hundredths (77.52) feet to a point; North thirty-three degrees thirty minutes eighteen seconds East (N. 33° 30' 18" E.) fifty-four and sixty-two hundredths (54.62) feet to a point in the centerline of said gravel drive and sixteen (16) feet wide right of way, also marking the westernmost corner of land now or formerly owned by Jeannette L. Reed as described in the deed recorded in Book 1153, Page 740 in the Hancock County, Maine, Registry of Deeds; thence South thirty-two degrees thirty-seven minutes three seconds East (S. 32° 37' 3" E), but always following the southwesterly sideline of said Reed land, one hundred ninety-eight (198) feet to a point marking the southernmost corner of said Reed land, also marking a point along the division line between Lot #21 and Lot #23 as shown on the aforementioned Salem Town plan, said point also being in the northwesterly sideline of land now or formerly of Russell A. Murphy and Eleanor M. Murphy as described in the deed recorded in Book 864, Page 81 in the said Registry of Deeds; thence South thirty-two degrees thirty-four minutes West (S. 32° 34' W.), but always following the division line between said Lot #21 and Lot #23, and also following the westerly sidelines of said Murphy land and land now or formerly of Benjamin S. Blake as described in the deed recorded in Book 1429, Page 109 in said Registry of Deeds, two hundred forty-four and ninety-six hundredths (244.96) feet to a point at the head of Webster's Creek at the high water mark of Goose Cove; thence southwesterly, but always following high water mark of Goose Cove, to a point bearing South twenty-five degrees nineteen minutes fifty seconds East (S. 25° 19' 50" E.) of the rebar driven into the ground at the point of beginning; thence North twenty-five degrees nineteen minutes fifty seconds West (N. 25° 19' 50" W.) to the rebar at the point of beginning, said rebar bearing South seventy-two degrees fifty



minutes twenty-three seconds West (S. 72° 50' 23" W.) of, and one hundred eight and seventy-five hundredths (108.75) feet from, said point at the head of Webster's Creek. Containing 1.44 acres and being depicted on the survey entitled "Standard Boundary Survey of Lands of Jeannette L. Reed and Lands of Edwin W. Lawson to be conveyed to Jeannette L. Reed and Russell Lawson, Tremont, Maine," dated January 10, 1992 and prepared by Horizon Surveying Company.

Together with all right, title and interest in and to the land lying between the high and low water marks of Goose Cove and the sidelines of the above-described parcel extended in accordance with the laws of the State of Maine.

TOGETHER WITH, and as appurtenant to the above-described premises, to be used in common by the Grantor herein, the Grantee herein, and by others who may now have or hereafter acquire similar rights therein, their respective heirs and assigns, a right of way for all purposes, including transmission of utilities, in, under and upon a strip of land sixteen (16) feet in width leading from State Route #102 to the southwesterly corner of the above-described premises, the centerline of said right of way being the northwesterly sideline of the above-described premises from the westernmost corner to the northernmost corner and thence North thirty-two degrees thirty-four minutes East (N. 32° 34' E.) one hundred ten (110) feet to the southwesterly sideline of State Route #102.

EXCEPTING AND RESERVING to the Grantor, her heirs and assigns, to be used in common by the parties hereto, and by others who may now have or hereafter acquire similar rights, their respective heirs and assigns, a right of way for all purposes, including the transmission of utilities, in, under and upon so much of the above-described (16) feet wide right of way as is situated within the bounds of the above-described premises.

Reference is hereby made to the deed from Edwin H. Rummill, Leola R. Clement, and Marie Malanson to Edwin W. Lawson, dated September 6, 1960 and recorded in Book 870, Page 428 in the Hancock County, Maine, Registry of Deeds.

Reference is also hereby made to Quitclaim Deed from Edwin W. Lawson to Jeannette L. Reed, dated January 23, 1992 and recorded in Book 1907, Page 50 of the Hancock County, Maine, Registry of Deeds.

HANCOCK COUNTY #1

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REGISTER OF DEEDS  
HANCOCK COUNTY SS.  
*Marilyn A. Hancock*  
REGISTER

