

HANCOCK COUNTY

**QUITCLAIM WITH COVENANT DEED**

**JOSEPH C. TULLMAN**, whose mailing address is 234 12th Street, Apt. 2R, Brooklyn, NY 11211, for consideration paid, grants to **MICHAEL P. SHARP** and **KRISTINE R. SHARP**, whose mailing address is 804 West Riverview Avenue, Napoleon, OH 43545, with QUITCLAIM COVENANT, as JOINT TENANTS, a certain lot or parcel of land, together with the buildings thereon, situated in Mount Desert, Hancock County, Maine, and being the same premises described in a deed from Michael E. Healy and Donna D. Healy, to Joseph C. Tullman dated November 13, 2009, and recorded with the Hancock County Registry of Deeds in Book 5325, Page 88, more particularly described in the attached Exhibit A attached hereto incorporated herein.

MAINE REAL ESTATE  
TRANSFER TAX PAID

The Grantor, Joseph C. Tullman, hereunto sets his hand and seal this 14 day of Nov, 2011.

*Joseph C. Tullman*  
Joseph C. Tullman

STATE OF Maine  
COUNTY OF Hancock

November 14, 2011

Personally appeared before me the above-named Joseph C. Tullman and acknowledged the foregoing instrument to be his free act and deed.

*Margaret T. Jeffery*  
Notary Public

**MARGARET T. JEFFERY**  
Notary Public, Maine  
My Commission Expires August 13, 2014

Type or print name of Notary Public

**SEAL**

HANCOCK COUNTY

1

T  
A  
M

EXHIBIT A

A certain lot or parcel of land, together with the buildings thereon, situated in the Town of Mount Desert, Hancock County, Maine, being all and the same premises described as conveyed in the deed dated November 13, 2009, recorded in Book 5325, Page 88 at the Hancock County, Maine, Registry of Deeds from Michael E. Healy and Donna D. Healy to Joseph C. Tullman as follows:

"Lot No. 5 as shown on a plat of subdivision dated January 1998 and entitled 'Subdivision Plan "Dennings Brook" at Mount Desert, Maine', recorded at Hancock County, Maine, Registry of Deeds in File 21, Page 187 on July 19, 1988.

This conveyance is made by Grantor and accepted by Grantees subject to the following restrictive covenants:

1. The premises shall be used only for the purpose of erecting one single family residence of at least 1400 square feet of living area and outbuildings appropriate to the residence. All construction shall be completed within twelve (12) months from the date of any such construction, and all landscaping shall be completed within six (6) months subsequent to the date of completion of the construction. All buildings shall be built utilizing colonial architectural design and shall be approved by Grantor. Further subdivision of the lot shall not be allowed.
2. The grantee will contribute proportionately to the maintenance of the roadways and any common areas contained in the subdivision to which the property hereby conveyed is a part.
3. No trash, inoperable motor vehicles, mobile homes, noisy animals, farm animals, including horses, shall be permitted on the premises.
4. All trees and other natural phenomena such as rocks and ledge outcroppings shall be left in their natural condition with the exception of the portion of the property utilized for the construction of permitted structures including driveways. All trees with a trunk diameter of more than twelve (12) inches shall be left in place unless their removal has been approved by the Grantor.
5. All construction and other activities on the premises shall be in compliance with all rules and regulations promulgated from time to time by the various governing administrative agencies, i.e., Town of Mount Desert, County of Hancock, State of Maine, etc."

SUBJECT TO the Easement from Michael E. Healy and Donna D. Healy to the Dennings Brook Estate Homeowners' Association dated September 2, 1992 and recorded in Book 1993, Page 294.

T  
A  
M