

OR BK 6324 PGS 343 - 344
INSTR # 2014018939
HANCOCK COUNTY, ME

12/12/2014 02:04:54 PM
JULIE A. CURTIS
REGISTER OF DEEDS

QUIT-CLAIM DEED WITH COVENANT

KNOW ALL MEN BY THESE PRESENTS, that 1881 Cottage, LLC, a Maine limited liability company, for no consideration, grants to Pamela McCullough, whose mailing address is PO Box 916, Sarasota FL 34230, with QUITCLAIM COVENANT, the land, with any improvements thereon, in Hancock, County of Hancock, State of Maine, as described in Exhibit A attached hereto, incorporated herein and made a part hereof.

In witness hereof, 1881 Cottage, LLC has caused this instrument to be executed by Pamela McCullough, its Sole Member, this 4th day of December, 2014.

1881 Cottage, LLC

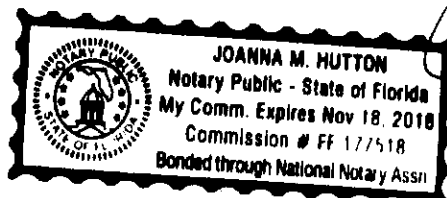
Pamela McCullough
By: Pamela McCullough, its Sole Member

STATE OF FLORIDA
SARASOTA County, ss.

December 4th, 2014

Personally appeared the above named Pamela McCullough, sole member of 1881 Cottage, LLC, and acknowledged the foregoing instrument to be her free act and deed in her said capacity, and the free act and deed of said LLC.

Before me,



Joanna Hutton
Notary Public

Joanna Hutton
Type or print name of Notary Public
Commission expires:

Exhibit A

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

"Cottage, and lot on which the cottage is located, beginning at the Southeast corner of a lot formerly owned by James A. Boardman and William W. Doane, of Bangor and Brewer, in the County of Penobscot; thence in a northerly direction eight rods to a stake near the road; thence easterly five rods parallel with the road to a stake, it being a corner bound of a lot deeded to J.F. Leavitt; thence southerly on the line of said lot to the shore; thence in a westerly direction to the first named bounds, containing forty square rods, more or less, and a right of way to and from said at all times."

Subject to a sewer line easement granted by Josephine M. Bever to the Town of Hancock by easement deed acknowledged November 25, 1996 and recorded in Hancock County Registry of Deeds in Book 2609, Page 292.

Subject to and together with all the rights, easements, conditions and agreements set forth in the Well Easement and Agreement between Hope H. Moody and James Alden Boardman, dated June 24, 1970, and recorded in Book 1099, Page 277, of said Registry, and subject to all the provisions of said Well Easement and Agreement, reference being had to said Easement and the record thereof for a more particular description of the rights and provisions.

Together with the reserved rights and easements in deed from 1881 Cottage, LLC to James K. Paterson dated September 29, 2010 and recorded in Book 5699, Page 219 of said Registry, which include the right and easement to construct and install a replacement well, reference being had to said document for a more particular description of the rights and provisions.

For Grantor's source of title, see deed from Christopher T. Bever, Jr. as Personal Representative to the Grantor dated April 8, 2005 and recorded in said Registry in Book 4168, Page 320, in which this parcel was the "First Lot" therein described.

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Ret: Giunta + Chiasson