

QUITCLAIM DEED WITH COVENANT

DLN#: 1062140143008

PETER K. STREMLAU and MARCIA B. STREMLAU, husband and wife, both having a mailing address of 436 Flye Point Road, Brooklin, Maine 04616, for consideration paid, GRANT to BRUCE FOWLER and TERESA MYRWANG, both having a mailing address of P.O. Box 144, Brooklin, Maine 04616, as JOINT TENANTS, with QUITCLAIM COVENANT, certain lots or parcels of land, together with the buildings and improvements thereon, situated in Brooklin, Hancock County, Maine, bounded and described as follows:

PARCEL ONE: Being the same premises as described in a deed from Frances J. Stremlau and Delmont Z. Stremlau to Peter K. Stremlau and Marcia B. Stremlau, dated July 2, 1987, recorded at the Hancock County Registry of Deeds in Book 1648, Page 536, bounded and described as follows:

A certain lot or parcel of land in Brooklin, County of Hancock, State of Maine, being lot number 3 and lot number 6 on a certain plan entitle 'Property of A. D. Call, S. P. Davis and Charles Hildebrand at Flye Point, Brooklin, Maine.' Being a portion of the premises conveyed by deed of Frances J. Stremlau to Frances J. Stremlau and Delmont Z. Stremlau dated March 25, 1985 and recorded at Book 1532, Page 282 of the Hancock County Registry of Deeds.

Together with a right of way from said lot 6 to the town road described in a deed from Mabel W. S. Call to Margaret Call Ladd, July 21, 1942 and recorded at Book 689, Page 48 of the Hancock County Registry of Deeds as a right of way along land owned by Wasgatt, southwesterly to the town road.

PARCEL TWO: Being the same premises as described in a deed from Peter K. Stremlau to Peter K. Stremlau and Marcia B. Stremlau, dated September 9, 2010, recorded at the Hancock County Registry of Deeds in Book 5481, Page 60, bounded and described as follows:

Lot No. 2 and 5 as shown on a certain plan of lots of property of A.D. Call, S.P. Davis and Charles Hildebrand at Flye Point, Brooklin, Maine, said plan being recorded at the Hancock County, Maine, Registry of Deeds in Plan Book 3, Page 52. The premises are conveyed subject to a right of way reserved for the benefit of Arthur D. Call in a deed to George H. Soule, dated October 30, 1911 and recorded at the Registry in Book 483, Page 335, running north and south between Lots No. 1 and No. 2 as shown on the above referenced plan, said right of way stated to be not less than one rod in width.

TOGETHER with a right of way to the Town Road.

The premises are conveyed together with a pedestrian right of way, one rod in width, the northern boundary of which shall be the northern boundary of Lot No. 4 on the above-referenced Plan leading from the eastern boundary of Lot No. 5 to the shore of Blue Hill Bay, together with the right to use the shore and flats adjacent to Lots No. 4 and No. 1 for recreational purposes, and the right to build a platform and stairs on Lot No. 4 and adjacent to the shore, in conformance with any and all state and local ordinances, to be used for recreational purposes. This right of way shall be appurtenant to and for the benefit of the lot herein conveyed.

WITNESS our hands and seals this 17th day of May, 2021.

Peter K. Stremlau
Peter K. Stremlau

Marcia B. Stremlau
Marcia B. Stremlau

STATE OF MAINE

HANCOCK, SS

May 7, 2021

Then personally appeared the above named PETER K. STREMLAU and MARCIA B. STREMLAU and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Ellen S Best
Notary Public Attorney

Print name of Notary

Ellen S Best

My commission expires:

Bar #2479