



OR BK 6568 PGS 329 - 332 05/23/2016 12:47:14 PM  
INSTR # 2016006190 JULIE A. CURTIS  
HANCOCK COUNTY, ME REGISTER OF DEEDS

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**WHEN RECORDED MAIL DEED TO:**

Aaron D. Randall  
Thompson, Randall & Mellen, P.C.  
187 North 100 West  
St. George, Utah 84770

**MAIL TAX NOTICE TO:**

Gregory & Marcia Politi  
74 Workman Rd  
Birch Harbor, Maine 04613

**SPECIAL WARRANTY DEED**

**GREGORY B. POLITI, and MARCIA H. POLITI, Husband and Wife, as joint tenants, grantor(s) of Gouldsboro, County of Hancock, State of Maine:**

**REMISES, GRANTS, AND ASSIGNS to**

**GREGORY B. POLITI and MARCIA H. POLITI, Trustees, or their successors in trust, under THE POLITI FAMILY TRUST, dated May 16, 2016, grantor(s), of Washington County, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, all their interest in and to the following described real property in the County of Hancock, State of Maine:**

**SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART THEREOF**

**TOGETHER WITH all improvements and appurtenances thereunto belonging, and SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity and subject to 2016 taxes and thereafter.**

WITNESS the hand(s) of said grantor(s), the 16th day of May, A. D. 2016.

\_\_\_\_\_  
GREGORY B. POLITI

\_\_\_\_\_  
MARCIA H. POLITI

STATE OF UTAH )  
 ) :ss  
COUNTY OF WASHINGTON )

On the 16th day of May, 2016 before me, Trish Beach, a Notary Public, personally appeared GREGORY B. POLITI and MARCIA H. POLITI, proved on the basis of satisfactory evidence to be the persons whose name is subscribed to this instrument, and acknowledged that they executed the same. Witness my hand and official seal.



\_\_\_\_\_  
NOTARY PUBLIC

*[Handwritten scribbles and marks]*

HAN

# Exhibit "A"

A certain lot or parcel of land situated on the Spruce Point Peninsula, so-called, in the Village of Bunker's Harbor, Town of Gouldsboro, County of Hancock and State of Maine, and being more particularly and especially described as follows, to wit:

Beginning at an iron pipe driven in the ground (which iron pipe marks the northwest corner of land conveyed by Clara K. Cope to Dr. Richard B. Birrer and Christina D. Birrer by deed dated January 30, 1982, recorded in Book 1498, Page 591 of Hancock County Registry of Deeds); thence N. 62° 53' E. 1,256.0 feet to a point marked by a stake set on the westerly shore of Bunker's Harbor, said point estimated to lie several rods, more or less, from the high water mark of the said Harbor; thence running by and along the shoreline of said Harbor, a straight line course and distance being approximately S. 20° E. 252.0 feet to a point marked by a stake set on the westerly shore of said Harbor, said point estimated to lie several rods, more or less, to the high water mark of the said Harbor; thence S. 62° 53' W. 1,260.0 feet to an iron stake driven in the ground on the easterly side of a private road or drive leading from the Birch Harbor to Schoodic Point Road southeasterly toward Spruce Point; thence along the easterly line of said private way running in a generally northerly direction 252.6 feet, more or less, to a point which bears S. 62° 53' W. 10.0 feet, more or less, from the point of beginning; thence N. 62° 53' E. to a point of beginning containing 7.5 acres, more or less.

Together with all rights, title, interest and privileges in and to all land and tidal flats lying seaward of the second call of the premises hereinabove described as provided by law.

Also conveying as appurtenant to the within described premises and every part thereof a free, open and unobstructed right of way to be used for all purposes of a way over the existing roadway as now used extending in a generally southerly direction from the Schoodic Road, so-called, to the within described premises, said right of way to be used in common with others having similar rights therein.

The premises hereinabove described as conveyed are conveyed expressly subject to the following permanent conditions (not conditions subsequent), to wit:

1. Said premises shall be used for residential purposes only and not for any commercial and industrial uses.
2. No house trailer, mobile home, camper or travel trailer shall be placed or used thereon.
3. Any buildings constructed or placed upon said premises shall not be located within seventy-five (75) feet from the northern boundary of said premises abutting land of Clara K. Cope.
4. No living trees shall be cut within twenty-five (25) feet of the boundary lines of the above described lot except in accordance with standard forestry procedures.

UNITY

The above described premises are conveyed expressly subject to a right of way, for all purposes of a way, as conveyed in deed from Richard B. Birrer, and Marie E. Birrer to Dr. Richard B. Birrer and Christina D. Birrer, dated September 10, 1986, recorded in Book 1599, Page 545 of Hancock County Registry of Deeds. Said right of way is twenty-four feet in width, the centerline of which is more particularly described as follows, to-wit:

Beginning at a point-of-intersection of (1) the centerline of a private driveway leading to the residence of Richard B. Birrer, now or formerly (reference being cited to a deed from Dr. Richard B. Birrer, et al, to said Richard B. Birrer, et ux, dated 27 February, 1982 and recorded in the Hancock County, Maine, Registry of Deeds in Book 1428, Page 596), and (2) the centerline of a private service road leading southerly from the road known, variously, as the 'Schoodic Road', the 'Wonsqueak Road' or the 'Birch Harbor Road' - to the land and camp owned, now or formerly, by one Julia L. Workman and onto Spruce Point, said point-of-beginning bearing S. 15° 13' E. 192.4 feet from an iron pipe found driven into the ground on the easterly side of the said 'service road' - marking the end of the fourth of "N 62° 53' E. 16-1/2 feet" line of the land which - by deed dated 30 January 1982 and recorded in said County's Deeds Registry in Book 1428, Page 591 - was conveyed by Clara K. Cope to Dr. Richard B. and Christina D. Birrer, running thence onto and over land described in the aforesaid Birrer-to-Birrer deed, by the following listed six courses and distances, i.e.,

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| 1. S. 87° -20' E. | 63 feet;  |
| 2. N. 67° E.      | 50 feet;  |
| 3. N. 69-1/2° E.  | 84 feet;  |
| 4. N. 59° -38' E. | 110 feet; |
| 5. N. 68-1/2° E.  | 100 feet; |
| 6. S. 88° E.      | 28 feet;  |

to a point intersecting the third (i.e., southerly) or "S. 62° -53' W. 1,260.0 feet" line of the aforesaid Birrer-to-Birrer deed, 417.9 feet from the end thereof, said 'point-of-intersection' marking the place on the face of the earth where the herein described 'centerline' passes onto residual land owned by the aforesaid Dr. Richard B. Birrer under terms of the aforesaid Cope-to-Birrer deed, said 'point-of-intersection' marking the terminus ad quem of the centerline hereinabove described.

Together with a right of way for all purposes of a way, as conveyed in deed from Dr. Richard B. Birrer and Christina D. Birrer to Richard B. Birrer and Marie E. Birrer, dated August 29, 1986 in the acknowledgment clause, recorded in Book 1599, Page 543 of said Registry of Deeds. Said right of way is twenty-four feet in width, the centerline of which is more particularly described as follows, to wit:

Beginning at a point on the third (i.e., southerly) or "S. 62° 53' W. 1,260.0 feet" line of the land which - by deed dated 27 February 1982 and recorded in the Hancock County, Maine, Registry of Deeds in Book 1428, Page 596 - was conveyed by Dr. Richard B. Birrer, et ux, to Richard B. Birrer, et ux, 417.9 feet from the end thereof, thence departing from the said 'third line' and running onto and over residual land which - by deed dated 30 January 1982 and recorded in the said County's Deeds Registry in Book 1428, Page 591 - was conveyed by Clara K. Cope to Richard B. Birrer, et ux, by the following listed ten courses and distances, i.e.,

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| 1. S. 88° E.     | 16 feet;  |
| 2. N. 64° E.     | 127 feet; |
| 3. N. 74-1/4° E. | 97 feet;  |
| 4. N. 57-1/4° E. | 47 feet;  |

- 5. N. 62-1/2° E. 85 feet;
- 6. N. 56° E. 78 feet;
- 7. N. 62° E. 94 feet;
- 8. N. 59-1/2° E. 28 feet;
- 9. N. 67° E. 35 feet;
- 10. N. 25° E. 23-1/2 feet;

to a point intersecting the aforesaid 'third line' in the aforesaid Birrer-to-Birrer deed, 221 1/2 feet from the beginning thereof, said 'point-of-intersection' marking the terminus ad quem of the centerline hereinabove described.

HAWKCOCK COUNTY