

SHORT FORM QUITCLAIM DEED WITH COVENANT

DLN: 1002040108622

MM&W, LLC a Maine limited liability company with a mailing address of 5601 Park Side Road, Hoover, Alabama, 35244 ("Grantor"), for consideration paid, grants to **EBB WALTON** and **NORMA KATE APPLEBEE**, as joint tenants and not tenants in common, with a mailing address of 15 Chester Jones Way, Ellsworth, Maine, 04605 ("Grantees"), with QUITCLAIM COVENANT, certain lots or parcels of land, together with any buildings thereon, situated in the Town of Ellsworth, Hancock County, Maine, and more particularly described on Exhibit A attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by Wesley C. Hamel and Melissa Hamel, its members and managers, duly authorized, this 27th day of August, 2020.

WITNESSETH:

MM&W, LLC

By: Wesley C. Hamel

Name: Wesley C. Hamel

Its: Co-Member and Co-manager

STATE OF
COUNTY OF

August 27, 2020

Personally appeared the above-named Wesley C. Hamel, co-Member and co-Manager of MM&W, LLC, as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said limited liability company.

[Signature]
Notary Public/Attorney at Law

Type/print name: Jenny Hickey
My commission expires: 11/21/2023

MM&W, LLC

By: Melissa Hamel

Name: Melissa Hamel

Its: Co-Member and Co-manager

STATE OF
COUNTY OF

August 27, 2020

Personally appeared the above-named Melissa Hamel, co-Member and co-Manager of MM&W, LLC, as aforesaid, and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said limited liability company.

Jenny Hickey
Notary Public/Attorney at Law

Type/print name: Jenny Hickey

My commission expires: 11/21/2023

EXHIBIT A TO QUITCLAIM DEED

**MM&W, LLC. TO
EBB WALTON AND NORMA KATE APPLEBEE
PROPERTY DESCRIPTION FOR REAL ESTATE AT
15 CHESTER JONES WAY, ELLSWORTH, HANCOCK COUNTY, MAINE**

Two certain lots or parcels of land, together with any buildings thereon, situated in the City of Ellsworth, Hancock County, Maine, described in the deed from Jonathan H. Mahon and Michelle W. Mahon, to MM&W, LLC, dated October 11, 2013, and recorded at the Hancock County Registry of Deeds at Book 6128, Page 74, and more particularly described as follows:

LOT #1:

A certain lot or parcel of land, together with any and all structures and improvements thereon, situated in the City of Ellsworth, Hancock County, Maine, bounded and described as follows:

Commencing at an iron pipe driven in the ground at the southeast corner of the Jasper L. Tilden and Alice J. Tilden lot, being formerly the southwest corner of the land of the grantor herein; thence South eighty-five degrees East (S. 85° E.) following the southerly line of land now or formerly of the grantor herein three hundred (300) feet to an iron pipe driven in the ground; thence North five degrees East (N. 5° E.) two hundred (200) feet to an iron pipe driven in the ground; thence North eighty-five degrees West (N. 85° W.) three hundred (300) feet to an iron pipe driven in the ground at the land of Tilden; thence South five degrees West (S. 5° W.) by and along land of Tilden two hundred (200) feet to the point of beginning."

The foregoing description is based upon a survey by George W. Conary, R.L.S., made in 1977 and 1979.

Together with and as appurtenant to the above described premises a right-of-way, sixteen and one-half (16 1/2) feet in width, for all purposes of a way including the right to install and maintain facilities for the transmission of electricity and voice in, over and under the existing way leading from said Bayside Road to the premises herein conveyed, said right of-way to be used in common with the grantor herein, his heirs and assigns, the grantee herein, her heirs and assigns, and all persons who may now have similar rights therein.

Reference is made to a deed from Chester A. Jones to the Harriet L. Van Duyne, dated November 4, 1977, and recorded in Book 1303, Page 465, of said Registry of Deeds.

A purpose of this deed is to convey to the grantee herein any interest in the above described premises acquired by the grantor herein by virtue of recorded deeds from persons claiming under Augustus E. Jones, said deeds being duly recorded in said Registry of Deeds. Reference is had to

the records in said Registry of Deeds for a more complete record of the said deeds to the grantor herein.

Meaning and intending to convey and also conveying a strip of land one hundred (100) feet in width easterly of the premises described in said deed to the grantee herein recorded in Book 1303, Page 465, of said Registry of Deeds.

Together with and as appurtenant to the above described premises and each and every portion thereof, a certain right of way as described in the deed from Jasper L. Tilden and Alice J. Tilden to Harriet L. Van Duyne, dated November 4, 1977, and recorded in Book 1303, Page 467 of the Hancock County, Maine, Registry of Deeds, and which right of way is more fully bounded and described as follows:

the perpetual right, privilege and easement to pass and repass, and to enter and reenter with men, materials, supplies, vehicles, equipment and machines for the purpose of installing a septic tank, laying and relaying underground pipe or pipes, with the necessary fittings, and appurtenances for the transmission of sewage, waste and drainage water, from a dwelling on the grantee's premises to said septic tank; and further to maintain, repair and replace said pipe or pipes, necessary fittings and appurtenances, and to make excavations for the above noted purposes provided that upon completion of the work, the excavations shall be filled in and the ground shall be left in the same condition as it was prior to such excavations insofar as possible, upon a parcel of land situated in said Ellsworth, and being bounded and described as follows:

Being the same premises as described in the deed from Chester A. Jones to Jasper L. Tilden and Alice J. Tilden, dated June 28, 1977, and recorded in the Hancock County Registry of Deeds in Book 1291, Page 240.

Said grantee by the acceptance of this Easement agrees that said septic tank, to be installed, shall conform to the requirements and specifications of the Division of Health Engineering at Augusta, Maine, as drawn by Peter Crane, Reg. Soil Scientist #11, License No. 33, on October 25, 1977, said specifications to be filed with the Division of Health Engineering, Augusta, Maine.

Further together with and as appurtenant to the above described premises and each and every portion thereof that easement as described in the deed from Jasper L. Tilden, Alice J. Tilden, Nancy J.T. Adams, and Elizabeth T. Meeks to Harriet L. Van Duyne, dated June 23, 1979, and recorded in Book 1355, Page 516 of the Hancock County, Maine, Registry of Deeds, and wherein the premises are bounded and described as follows:

as appurtenant to the premises in Ellsworth, Maine, described in deed from Chester A. Jones to the grantee herein, dated November 4, 1977, recorded in Book 1303, Page 465, of the Hancock County, Maine, Registry of Deeds, said deed having been confirmed by deed from Chester A. Jones to the grantee herein, dated June 1, 1979, and recorded or to be

recorded in said Registry of Deeds, the perpetual right, privilege and easement to pass and repass, and to enter and re-enter with men, materials, supplies, vehicles, equipment and machines for the purpose of installing a septic tank, laying and relaying underground pipe or pipes, with the necessary fittings, and appurtenances for the transmission of sewage, waste and drainage water, from a dwelling on the grantee's premises to said septic tank; and further to maintain, repair and replace said pipe or pipes, necessary fittings and appurtenances, and to make excavations for the above noted purposes provided that upon completion of the work, the excavations shall be filled in and the ground shall be left in the same condition as it was prior to such excavations insofar as possible, upon a parcel of land situated in said Ellsworth, and being bounded and described as follows:

Being the same premises as described in the deed from Chester A. Jones to Jasper L. Tilden and Alice J. Tilden, Nancy J. T. Adams and Elizabeth T. Meeks, dated June 28, 1977, and recorded in the Hancock County Registry of Deeds in Book 1291, Page 240, said deed having been confirmed by deed from Chester A. Jones to said Jasper L. Tilden and Alice J. Tilden, Nancy J. T. Adams and Elizabeth Meeks, dated 1979, and recorded or to be recorded in said Registry of Deeds.

Said grantee by the acceptance of this Easement agrees that said septic tank, to be installed, shall conform to the requirements and specifications of the Division of Health Engineering at Augusta, Maine, as drawn by Peter Crane, Reg. Soil Scientist #11, License No. 33, on October 25, 1977, said specifications to be filed with the Division of Health Engineering Augusta, Maine.

Reference is made to a deed from Jasper L. Tilden and Alice J. Tilden to Harriet L. Van Duyne, dated November 4, 1977, and recorded in Book 1303, Page 467 of said Registry of Deeds.

LOT #2:

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

Beginning at a 3/4" steel pin capped with an identifying cap marked "Sage Collins, P.L.S., 1200, Blue Hill, ME.", said steel pin marks the northeasterly corner of land described in a deed from Chester A. Jones to Harriet L. Van Duyne, dated June 1, 1979, and recorded at the Hancock County Registry of Deeds in Book 1355, Page 519, said point of beginning is further described as being S 88° 31' E, 100.0 feet from the 3/4" steel pin set with an identifying cap marked "Sage Collins, P.L.S., 1200, Blue Hill, ME.", said steel pin marking the northeasterly corner of land described in a deed from Chester A. Jones to Harriet L. Van Duyne, dated November 7, 1977, and recorded at the Hancock County Registry of Deeds in Book 1303, Page 464;

Thence S 88° 31' E, 180.9 feet, by and along the remaining land of the Grantor herein, said Chester A. Jones, to a 3/4" steel pin set on the westerly side of the Bayside Road, so called;

Thence S 18° 59' W, 209.7 feet, by and along the westerly side of the said Bayside Road to a 3/4" steel pin set at land now or formerly of Joan A. Young, Book 1610, Page 305;

Thence N 88° 31' W, 117.9 feet, by and along the northerly line of land now or formerly of said Young to a 3/4" steel pin set at land now or formerly of Van Duyne, Book 1355, Page 519;

Thence N 01° 29' E, 200.0 feet by and along the easterly line of land of said Van Duyne to the 3/4" steel pin set at the point of beginning.

Containing 29,880 square feet, more or less.

Together with the Grantor's right, title and interest in and to any land lying between the easterly sideline of the herein described lot and the legal limits of the said Bayside Road.

Reserving and excepting to the rights of the public any portion of the herein described lot contained within the legal limits of said Bayside Road.

Reserving a right-of-way 16.5 feet in width, said right-of-way to follow the existing gravel road. The southerly sideline of said right-of-way to follow along the southerly line of the herein described lot.

Bearings are magnetic, 1994. All steel pins set are capped with surveyor's identifying cap marked "Sage Collins, P.L.S., 1200, Blue Hill, ME.