

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS that I, **BARBARA K. STROBL**, as Trustee of the Strobl Family Revocable Trust, of Arapahoe, North Carolina, hereby grant to **MARIO J. OSTI and PAMELA A. OSTI**, whose mailing address is P.O. Box 84, Prospect Harbor, Maine 04669, the real property located in the Town of Gouldsboro, County of Hancock and State of Maine, with WARRANTY COVENANTS, as joint tenants, bounded and described as follows:

SEE-EXHIBIT "A" ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE.

IN WITNESS WHEREOF, the said **BARBARA K. STROBL**, as Trustee of the Strobl Family Revocable Trust has hereunto set her hand and seal this 1 day of ~~August~~ ^{BKS} ~~SEP~~ 2023.

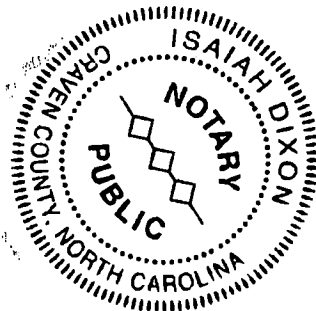
Carlin Smith
Witness

Barbara K. Strobl Trustee
BARBARA K. STROBL, Trustee
of the Strobl Family Revocable Trust

STATE OF NORTH CAROLINA
Craven County ss.

¹⁰
September
August 1, 2023

Then personally appeared the above-named Barbara K. Strobl, and acknowledged the foregoing instrument to be her free act and deed in her said capacity as Trustee of the Strobl Family Revocable Trust.



Before me,

Isaiah Dixon
Notary Public/Attorney-at-Law

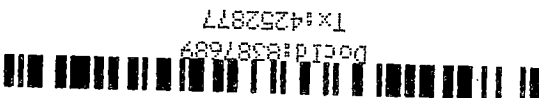


EXHIBIT A

A certain lot or parcel of land situated in Gouldsboro, Hancock County, Maine, described as follows, to wit:

Lot number 21, containing 5.10 acres, more or less, as shown on plan entitled Gouldsboro, Corea by the Sea, Western Division, Hancock County, Maine, by Kolman Timberland Consultants, Inc. July, 1969, to be recorded in Hancock County, Maine, Registry of Deeds.

Excepting all that portion of said lot number 21 which lies within the limits of a right of way forty (40) feet wide shown on said plan.

Also conveying as appurtenant to said lot, a right of way for all purposes of a way over the private way as shown on said plan, and continuing to the public highway over the private way described in deed from Catherine M. Langdon to Richard P. Burke dated December 30, 1964, recorded in Hancock County Maine, Registry of Deeds in Book 975, Page 373.

The premises are conveyed subject to the following permanent conditions (not conditions subsequent) to wit:

1. No building shall be erected thereon except a private dwelling or summer residence and/or a private guest house for single family occupancy, except that a private boathouse or garage may be erected on any lot having shore frontage.
2. No dwelling or summer residence, the actual cost of which is less than \$3,500.00 shall be erected thereon, except that a guest house, the actual cost of which is not less than \$2,000 may be erected thereon.
3. No building, except a private boat house shall be erected or placed on any lot having ocean frontage within 20 feet from high water mark, or within 20 feet of any sideline or within 20 feet of any right of way. No building shall be erected or placed on any lot not having ocean frontage within 25 feet of a right of way or within 20 feet of any other line.
4. No house trailer, mobile home, or tent shall be placed or used thereon except that a camper or tent may be placed or used as a temporary housing facility or intermittent intervals from April through November and in no event shall any such camper or tent be a permanent housing facility.
5. No septic tank shall be placed or used within 75 feet of high water mark, nor within 100 feet of any existing well, and no well shall be constructed within 100 feet of any septic tank then located.

6. No lot shall be divided for purpose of rent, lease or sale, and no part of any lot less than the whole shall be rented, leased or sold.
7. No intoxicating liquors shall be kept for sale on the premises and no business of any kind shall be conducted thereon.

These restrictions shall be for the benefit of all other lots as shown on the plan above referred to, and every part thereof and shall run with the land.

It is agreed that lot No. 31 shown on the plan above referred to may be divided into lots of not less than five acres each, and in the case of such division the permanent conditions set forth above shall apply to each plot.

Being the same premises conveyed to John Wilhelm Strobl and Barbara K. Strobl, Trustees or the Successors-in-Trust, Under The Strobl Family Revocable Trust, from John Strobl by Deed dated March 24, 2021 and recorded in the Hancock County Registry of Deeds on April 1, 2021 in Book 7108, Page 687. John W. Strobl died on February 11, 2023 leaving Barbara K. Strobl, Sole Trustee.