

TRUSTEE'S DEED

G. JOHN LEDIOYT, Trustee of the G. JOHN LEDIOYT IRREVOCABLE TRUST, of Goshen, New York, by the power conferred by law, and every other power, for consideration paid, grants to KYLE C. MARTIN, PAIGE B. MARTIN and KATIE B. MILES, whose mailing address is 27 Fox Run Lane, Hancock, Maine 04640, with quitclaim covenant, as equal tenants in common, certain premises in Lamoine, Hancock County, Maine, together with any buildings and improvements thereon, as described in Exhibit "A" attached hereto and incorporated herein by reference.

Together with all rights, easements, privileges and appurtenances belonging to the granted estate.

WITNESS my hand and seal this 30 day of May, 2019.

G. John Ledioyt, Trustee

G. John Ledioyt, Trustee of the G. John Ledioyt Irrevocable Trust

STATE OF NEW YORK

Orange County

Dated:

May 30, 2019

Personally appeared, the above-named G. John Ledioyt in his said capacity and acknowledged the foregoing instrument to be her/his free act and deed.

Before me,

Donna M. Wood

Notary Public

(print or type name)

Commission Expires:

DONNA M. WOOD
Notary Public, State of New York
No. 01WO4873767
Qualified in Orange County
Commission Expires October 20, 2022

Exhibit "A"

A certain lot or parcel of land situated in Lamoine, County of Hancock, State of Maine, and bounded and described as follows:

LOT ONE: The premises described in the deed dated January 23, 1987, from George E. LeDioyt and Helen M. LeDioyt to George John LeDioyt and recorded in the Hancock County Registry of Deeds in Book 1624, Page 616, wherein said premises are bounded and described as follows:

So much of the following lot or parcel of land situated in Lamoine, Hancock County, Maine, which lies EASTERLY of the centerline of State Route No. 204, so-called, as is described in a certain deed from John Pica and Mary Pica to Gerald U. Simon dated September 2, 1986 and recorded in Book 1601, Page 265 in the Hancock County, Maine, Registry of Deeds, wherein the entire premises are described as follows, to wit:

[A] certain lot or parcel of land situated in Lamoine Hancock County, Maine, and bounded and described as follows:

Beginning at the northeast corner of the lot formerly owned or occupied by Nelson Young; thence on the north line of said Nelson Young's lot South 67° 10' minutes West, 4,130 feet, more or less, to the Lemoyne or Murry line, so-called; thence on said Lemoyne or Murry line, North 875.3 feet, more or less, to the southwest corner of a lot owned or occupied by Thomas Springer; thence on the southerly line of said Springer's lot North 75° 30' East, 3,924 feet, more or less, to Partridge Cove; thence by said Cove southerly to the place of beginning, together with all of the land adjoining and appurtenant to the premises to low water mark, containing 75 acres, more or less.

LOT TWO: The premises described in a deed dated November 11, 1998 from Gerald H. Dumas and Nancy M. Dumas to G. John LeDioyt and recorded at said Registry of Deeds in Book 2792, Page 55, and further described as follows:

Parcel One: Bounded N. land of P. Dean
E. by land of Allie McDonald
S. land of E. Young Heirs
W. by Town Road, containing 10 acres.

Parcel Two: Bounded northerly by land of Edwin S. Jellison; easterly by Partridge Cove; southerly by land formerly of Hiram S. Bartlett and afterward of Zachariah Jellison, and westerly along the ledge, crossing the lot, and by the foot of the same, and containing ten (10) acres, more or less.

EXCEPTING AND RESERVING from the above described the premises described as conveyed in Deed of Gerald Dumas and Nancy Dumas to Laura Harmon dated August 14, 1995 and recorded at Book 2424, Page 250 of the Hancock County Registry of Deed.

For source of Grantor's title, see the deed dated January 10, 2018, from G. John LeDioyt (a/k/a George John LeDioyt) to G. John LeDioyt as Trustee of the G. John DeDioyt Irrevocable Trust and recorded in Book 6870, Page 119, of the Hancock County Registry of Deeds.

The Premises conveyed herein are subject to the following restrictive covenants:

1. The Premises conveyed herein shall not be subdivided or developed into parcels consisting of more than four lots.
2. The Premises conveyed shall not be developed for any commercial or industrial purposes. Residential structures for seasonal rental purposes shall not be considered commercial or industrial activity so long as they are for seasonal use only. There shall be no more than three structures on the Premises for rental purposes.
3. No commercial vehicles of more than 8,000 pounds in gross vehicle weight or commercially registered vehicles shall be kept or stored on the Premises. This prohibition shall not be construed to prevent the storage of campers or so-called recreational vehicles. Nor shall this be construed to prevent the use of trailers, vehicles, or temporary structures during the period of actual construction on the Premises.
4. No mobile homes shall be placed on the Premises at any time.
5. No clear cutting of trees.

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