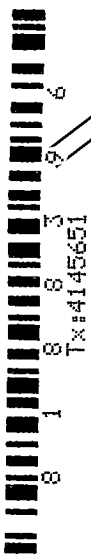


QUITCLAIM DEED WITH COVENANT

MARINA R. BEADLESTON FAMILY L.L.C., a Colorado limited liability company, having a mailing address of 305 Apple Drive, Basalt, Colorado 81621, for consideration paid GRANTS to KACHMAR TURNING POINT, LLC, a Maine limited liability company, having a mailing address of P.O. Box 1553, Southwest Harbor, Maine 04679, with QUITCLAIM COVENANT, a certain lot or parcel of land, together with any and all structures and improvements situated thereon, and appurtenances thereto, situated in Tremont, Hancock County, Maine, and being more particularly described on Exhibit "A" attached hereto.

TOGETHER WITH all rights, easements, privileges and appurtenances belonging to the granted estate.

[SIGNATURE ON FOLLOWING PAGE]



HANCOCK COUNTY

HAN

IN WITNESS WHEREOF, the said Marina R. Beadleston Family L.L.C. has caused this deed to be signed by Marina R. Beadleston, its Member, duly authorized this 24 day of December, 2020.

Marina R. Beadleston  
MARINA R. BEADLESTON FAMILY L.L.C.  
By: Marina R. Beadleston, Member

STATE OF Colorado  
COUNTY OF Eagle

December 24<sup>th</sup>, 2020

Then personally appeared the above named, MARINA R. BEADLESTON, Member, and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said Marina R. Beadleston Family L.L.C.

Before me,

FATIMA MARTINEZ HERNANDEZ  
NOTARY PUBLIC - STATE OF COLORADO  
NOTARY ID 20184045969  
MY COMMISSION EXPIRES JAN 11, 2023

[Signature]  
Notary Public / Attorney at Law

My Commission Expires:

January 11, 2023

Fatima Martinez Hernandez  
Print Name / Affix Seal

COUNTY

EXHIBIT "A"

Property of Marina R. Beadleston Family L.L.C.  
To be conveyed to Kachmar Turning Point, LLC  
13 Bayberry Lane  
Tremont, Maine

Certain lots or parcels of land together with any and all structures and improvements situated thereon, and appurtenances thereto, situated in Tremont, Hancock County, Maine and being bounded and described as follows, to wit:

PARCEL ONE: A certain lot or parcel of land together with any and all structures and improvements situated thereon, and appurtenances thereto, situated in Tremont, Hancock County, Maine and being the same premises as described in a deed from Marina R. Beadleston to Marina R. Beadleston Family L.L.C. dated July 13, 2001, recorded in Book 3112, Page 206 of the Hancock County, Maine, Registry of Deeds and which premises are bounded and described as follows, to wit:

A certain lot or parcel of land, together with any buildings thereon, situated in the Town of Tremont, Hancock County, Maine, on the west side of Bass Harbor, so-called, bounded and described as follows, to wit:

Beginning at the southeast corner of Lot #1 hereinabove conveyed; thence North  $79^{\circ}$  W. 31 rods, more or less, to a drill hole drilled in a ledge on the Easterly side of the State Aid Road; thence running in a generally Southerly direction along the Easterly side of said State Aid Road 20 feet to the Northerly line of land of Maynard Closson; thence running in a generally Easterly direction but always following the Northerly line of land of Maynard Closson and land of Frank Hodgdon to the shore; thence continuing same course to low water mark; thence in a generally Northerly direction 20 feet along said low water mark to a point which bears South  $79^{\circ}$  E. from the point of beginning; thence North  $79^{\circ}$  W. to the point of beginning.

The above described premises are expressly conveyed subject to the rights of the public in and to the shore and flats contiguous to the above described premises.

Together with any right, title and interest to right of ways reserved to Joseph E. Wooster, his heirs and assigns in the deed from Joseph E. Wooster to Roger M. Stanley dated August 28, 1953 and recorded in said Registry of deeds in Book 757, Page 401.

Reference is made to Lot #2 as described in the deed from Willis C. Sargent, Jr. and Patricia J. Sargent to William L. Beadleston dated July 3, 1981 and recorded in the Hancock County Registry of Deeds in Book 1410, Page 567 and to the Release Deed from Willis C. Sargent, Jr. and Patricia J. Sargent to William F. Beadleston dated October 8, 1982 and recorded in the Hancock County Registry of Deeds in Book 1447, Page 186.

PARCEL TWO: A certain lot or parcel of land together with any and all structures and improvements situated thereon, and appurtenances thereto, situated in Tremont, Hancock County, Maine which premises are bounded and described as follows, to wit:

Lot #1: Beginning on the shore at a granite post driven in the ground (said post bears 20 feet North of Angus McCrae now Frank Hodgdon Northeast corner); thence N. 79° W. and always following 20 feet North of said Hodgdon North line 31 rods more or less to a drill hole drilled in a ledge on the East side of the State Aid Road; thence Northerly following along the East side of said State Aid Road 13 rods and 5', more or less, to a granite post driven in the ground; thence South 79° E. to a granite post driven in the ground on the shore of Bass Harbor; thence continuing same course to low water mark; thence running in a generally southerly direction along low water mark to a point which bears South 79° E. from a granite post driven in the ground; thence North 79° W, to the point of beginning containing 3 acres, more or less.

EXCEPTING therefrom those premises described in a deed from William L. Beadleston to Kevin L. Carroll and Linda Carroll dated June 16, 1995 and recorded in Book 2410, Page 258 of the Hancock County Registry of Deeds.

TOGETHER WITH the easements retained by and reserved to Grantor in a deed from William L. Beadleston to Kevin L. Carroll and Linda Carroll dated June 16, 1995 and recorded in Book 2410, Page 258 of the Hancock County Registry of Deeds as follows:

“Reserving to the Grantor, their heirs and assigns, a right of way for all purposes of a way including the installation of utility services pursuant to 33 M.R.S.A. §458 and located near the southerly bound of the above described parcel for the benefit of remaining property of Grantors. Said right of way is more clearly depicted on a survey plan entitled "Plan Showing Division for Willis C. Sargent, Jr., at Bernard-Tremont, Maine, prepared by Robert Raynes R.L.S. and dated Jan 1974.

The Grantor shall have the perpetual right to utilize and maintain existing pipes and well. The Grantor and the Grantees shall be responsible for the pipes from the well to their respective properties. The Grantor shall be responsible for restoring the Grantees' property for any damage incurred in the repair or maintenance of Grantor's pipes on Grantees' property.”

SUBJECT TO an easement given by William L. Beadleston to Bangor Hydro Electric Company dated July 3, 1981 and recorded in Book 1410, Page 573 of the Hancock County Registry of Deeds.

Reference is further made to a deed from William L. Beadleston to Marina R. Beadleston Family, LLC dated December 22, 2020 to be recorded.

Reference may be had to a deed from Willis C. Sargent, Jr. and Patricia J. Sargent to William L. Beadleston dated July 2, 1981, recorded in Book 1410, Page 567 of the Hancock County, Maine, Registry of Deeds.