

QUITCLAIM DEED WITH COVENANT

KNOW (ALL PERSONS BY THESE PRESENTS, that **JOHN H. MOORE** and **TERESA L. MOORE** (hereinafter referred to as "Grantors"), whose mailing address is P.O. Box 433, Westfield, IN 46074, for consideration paid, hereby grant to **RILEY'S WAY, LLC**, a **Maine Limited Liability Company** (hereinafter referred to as "Grantee"), having a mailing address of 358 Douglas Highway, Lamoine, ME 04605, with QUITCLAIM COVENANT, a certain lot or parcel of land situated in Gouldsboro, County of Hancock and State of Maine, bounded and described as follows, to wit:

See attached Exhibit A hereto made a part hereof and incorporated by reference.

This instrument was prepared for the Grantors without the benefit of an examination of title.

Executed this 5th day of JANUARY, 2023.

John H. Moore
John H. Moore

Teresa L. Moore
Teresa L. Moore

STATE OF INDIANA
COUNTY OF BOONE

Then personally appeared before me on this 5 day of JANUARY, 2023, the said John H. Moore and Teresa L. Moore, and acknowledged the foregoing instrument to be their free act and deed.

AUDRA HUTTON
NOTARY PUBLIC

SEAL

BOONE COUNTY, STATE OF INDIANA
COMMISSION NO. NP0697662
MY COMMISSION EXPIRES MARCH 07, 2025

Audra Hutton
Attorney at Law/Notary Public

Print Name: Audra Hutton

My Commission Expires: 3/7/2025

EXHIBIT A

Certain lots or parcels of land, together with the improvements thereon, situated in Gouldsboro, Hancock County, Maine and being more particularly described as follows:

TWO CERTAIN LOTS or parcels of land situated in Gouldsboro, Hancock County, Maine described as follows, to wit: **Lots numbered 69 and 71** as shown on **plan of land formerly of Terra, Inc. now known as Paul Bunyan Shores, by Waldron Johnson, Surveyor, August, 1964**, said plan being recorded in Hancock County, Maine, Registry of Deeds in **Plan Book 10, Page 14**.

ALSO CONVEYING a third parcel of land situated in Gouldsboro, Hancock County, Maine, described as follows, to wit: **Lot number 67** as shown on **plan of land formerly of Terra, Inc. now known as Paul Bunyan Shores, by Waldron Johnson, Surveyor, August, 1964**, said plan being recorded in Hancock County, Maine, Registry of Deeds in **Plan Book 10, Page 14**.

ALSO CONVEYING as appurtenant to every part of the lots herein conveyed rights of way for all purposes of a way over the private ways as shown on said plans and continued over other land to the public highway.

All of the premises hereinabove conveyed 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 for single family occupancy, except that a private boathouse 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.
3. No building, except a private boathouse shall be erected or placed on any lot having ocean frontage, within 20 feet from high water mark, or within 12 feet of any side line or within 20 feet of a 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 12 feet of any other lot line.
4. No house trailer, mobile home, or tent shall be placed or used thereon.
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 on said plans and every part thereof, and shall run with the land.

Meaning and intending to describe and convey the same premises conveyed to Grantors by virtue of deed of Jacqueline E. Weaver dated December 20, 2018 and recorded in the Hancock County Registry of Deeds in Book 6929, Page 961.

HANCOCK COUNTY