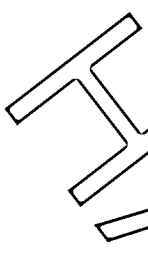


QUITCLAIM DEED WITH COVENANT

DLN#: 1002140156290

BETSY EATON, having a mailing address of 37 George Davidson Road, Freedom, New Hampshire 03836, for consideration paid, GRANTS to MAX KATZENBERG, having a mailing address of P.O. Box 459, Deer Isle, Maine 04627, with QUITCLAIM COVENANT, a certain lot or parcel of land, together with the buildings and improvements thereon, situated in Deer Isle, Hancock County, Maine, bounded and described as follows:

Beginning at a $\frac{3}{4}$ inch drill hole found in a four foot by nine foot rock at the southerly end of a stonewall on the easterly side of State Highway Route 15, but not adjoining thereon, at the northeasterly corner of land of Sherell Jacobson as described in the deed dated September 6, 1988, recorded at said Registry in Book 1717, Page 584, said point of beginning also being the southeasterly corner of land of Maynard L. Gray, Jr. and Joyce G. Gray as described in the deed dated July 17, 1961, recorded at said Registry in Book 890, Page 318; thence North twelve degrees twenty-nine minutes fifty-two seconds (N. $12^{\circ} 29' 52''$) East, one hundred thirty-eight (138.00) feet by said land of Gray and generally by said stonewall to a $\frac{1}{2}$ inch drill hole set in ledge or rock at remaining land of Wendell D. Davis and Erlene E. Davis, the Grantors herein; thence South eighty-three degrees zero minutes forty-one seconds East (S. $83^{\circ} 00' 41''$ E.), two hundred nine and fifteen hundredths (209.15) feet by said remaining land of the Grantors herein, to a $\frac{5}{8}$ inch iron rod marked "Survey Marker Do Not Disturb R. E. Chadbourne, PLS 1125" set near the northeast end of a five-foot diameter table-top rock; thence South thirty-three degrees thirty-one minutes fifty-two seconds East (S. $33^{\circ} 31' 52''$ E.) one hundred forty-one and five hundredths (141.05) feet by said remaining land of the Grantors herein to a $\frac{5}{8}$ inch iron rod marked "Survey Marker Do Not Disturb R.E. Chadbourne, PLS 1125" set at a $\frac{5}{8}$ inch drill hole found in ledge or rock at the northeasterly corner of land of Steven Neubert as described in the deed dated May 27, 1994, recorded at said Registry in Book 2268, Page 53; thence North eighty-eight degrees twenty-nine minutes thirteen seconds West (N. $88^{\circ} 29' 13''$ W.) ninety-nine and ninety hundredths (99.90) feet by said land of Neubert to a $\frac{5}{8}$ inch iron rod marked "Survey marker Do Not Disturb R.E. Chadbourne, PLS 1125" set at a $\frac{5}{8}$



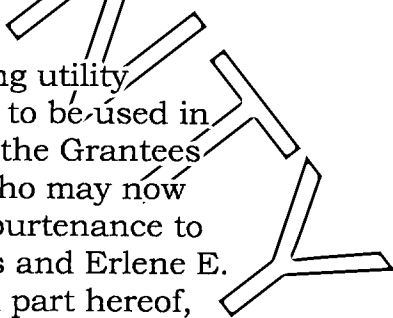
inch drill hole found in ledge or rock; thence South nine degrees thirty-seven minutes fifteen seconds West (S. 9° 37' 15" W.) two hundred twenty-four and thirty-one hundredths (224.31) feet by said land of Neubert to a ½ inch iron pipe found; thence continuing South nine degrees thirty-seven minutes fifteen seconds West (S. 9° 37' 15" W.) eight and eighty hundredths (8.8) feet, more or less, by said land of Neubert to the apparent high water line of Inner Harbor; thence Westerly two hundred nineteen (219.0) feet, more or less, by said high water line to said land of Sherell Jacobson; thence North nine degrees thirty-seven minutes fifteen seconds East (N. 9° 37' 15" E.) ten (10.0) feet, more or less, by said land of Jacobson, to a 5/8 inch iron rod set marked "Survey Marker Do Not Disturb R. E. Chadbourne, PLS 1125", a tie line between said ½ inch iron pipe and said last mentioned iron rod bears North eighty-four degrees nineteen minutes thirty-four seconds West (N. 84° 19' 34" W.) two hundred thirteen and ninety-three hundredths (213.93) feet; thence continuing North nine degrees thirty-seven minutes fifteen seconds East (N. 9° 37' 15" E.) two hundred eight and sixty hundredths (208.60) feet by said land of Jacobson to the point of beginning. Containing 82,095 square feet, or 1.88 acres, more or less.

Bearings refer to the 1965 magnetic meridian as shown on the plan entitled "Plan Showing A Standard Boundary Survey Of A Proposed Right-Of-Way For The James F. O'Boyle Estate" dated July 12, 1993 by Rodney E. Chadbourne, Professional Land Surveyor 1125, recorded at the Hancock County Registry of Deeds in plan file 26, #31.

TOGETHER WITH all right, title and interest of the Grantors herein in and to the shore and flats of Inner Harbor and lying between high water line and low water line and between the sidelines of the above-described premises produced to low water line in accordance with the laws of the State of Maine.

TOGETHER WITH a right-of-way described as conveyed in deed of Robert A. Gallagher and Melissa M. Skelton to Wendell D. Davis and Erlene E. Davis, the Grantors herein, dated January 29, 2003, recorded at the Hancock County, Maine, Registry of Deeds in Book 3528, Page 87, said right-of-way being described herein as follows:

"... a right-of-way for all purposes of a way including utility services as the same are defined in 33 M.R.S.A. Sec. 458, to be used in common by the Grantors herein, their heirs and assigns, the Grantees herein, their heirs and assigns, and all others of record who may now have or hereafter acquire similar rights thereto, as an appurtenance to certain premises of the Grantees herein, Wendell D. Davis and Erlene E. Davis, described in Exhibit A attached hereto and made a part hereof, and to said premises only, said right-of-way to lead from Route 15 over



and across land of these Grantors, Robert A. Gallagher and Melissa M. Skelton, described as conveyed in deed of Robert L. Jacobson, et al, dated _____, 2000, and recorded in Book 3005, Page 252 of the Hancock County, Maine, Registry of Deeds, to the premises of said Grantees described in Exhibit A annexed hereto, said right-of-way to be one (1) rod in width, the centerline of which shall follow the centerline of the existing gravel road running approximately along the northerly sideline of said land of these Grantors.

"The right-of-way herein granted and conveyed is granted and conveyed subject to the following covenants and conditions (not conditions subsequent):

1. "The Grantees, their heirs and assigns, shall hold the Grantors, their heirs and assigns, harmless from any and all injuries or damage occurring to person or property arising out of the use of said right-of-way by said Grantees, their heirs, assigns, guests and invitees, and agree to indemnify and defend said Grantors, their heirs and assigns, for and against any such claims.

2. "Said right-of-way shall be utilized by the Grantees, their heirs and assigns, for residential purposes only, and not for commercial purposes; provided, however, that this restriction shall not apply to commercial vehicles using said right-of-way for the purpose of residential construction, servicing, maintenance and delivery.

3. "The cost of all snow plowing and clearing, improvements and maintenance of said right-of-way shall be borne by the Grantees herein, their heirs and assigns, and all others of record who may now have or hereafter acquire rights in said right-of-way and the Grantors herein, their heirs and assigns, shall not be responsible for any of said costs.

4. "No improvements, upgrades or maintenance (other than normal maintenance) of said right-of-way shall be undertaken without the prior written consent of the Grantors herein, their heirs and assigns, and any such improvements, upgrades or maintenance are to be in conformity with, and shall not violate, the terms and conditions of a certain indenture entitled "Limited Development Conservation Easement On The Inner Harbor, Deer Isle, to the Island Heritage Trust" dated December 14, 1989, and recorded in Book 1785, Page 652 of said Registry of Deeds."

SUBJECT TO a right-of-way sixteen and one-half feet (16.5) in width, for all purposes of a way, in vehicle or on foot, including the right to erect and maintain utility poles and line, as described in the deed of

Karen Raynes to Steven Neubert, dated May 27, 1994, recorded at said Registry of Deeds in Book 2268, Page 53, the centerline of said right-of-way being more particularly described as follows:

Beginning on the westerly boundary of land of Steven Neubert as described in the deed dated May 27, 1994, recorded at said Registry in Book 2268, Page 53, at a point located eight and eighty hundredths (8.80) feet, South nine degrees thirty-seven minutes fifteen seconds West (S. 9° 37' 15" W.) of a 5/8 inch iron rod marked "Survey marker Do Not Disturb R.E. Chadbourne PLS 1125" set at the northwesterly corner of said land of Neubert; thence South eighty-six degrees thirty-two minutes eight seconds West (S. 86° 32' 08" W.) one hundred nine and ninety-one hundredths (109.91) feet; thence South seventy-six degrees thirty-one minutes ten seconds West (S. 76° 31' 10" W.), fifty-four and eighty-seven hundredths (54.87) feet; thence North sixty-three degrees thirty minutes forty-seven seconds West (N. 63° 30' 47" W.) fifty-seven and twenty-two hundredths (57.22) feet; thence North eighty-eight degrees twenty-nine minutes forty-five seconds West (N. 88° 29' 45" W.) one and fifteen hundredths (1.15) feet to a point on the easterly boundary of land of Sherell Jacobson as described in the deed dated September 6, 1988, recorded at said Registry in Book 1717, Page 584, said point being situated eight and thirty-three hundredths (8.33) feet, South nine degrees thirty-seven minutes fifteen seconds West (S. 9° 37' 15" W.) of a 3/4 inch drill hole found at the northeasterly corner of said land of Jacobson.

MEANING AND INTENDING TO CONVEY and hereby conveying the same premises described in a deed from Wendell D. Davis and Erlene E. Davis to Paul G. Eaton and Betsy Eaton, dated February 12, 2003, recorded at the Hancock County Registry of Deeds in Book 3528, Page 91.

WITNESS my hand and seal this 27 day of July, 2021.

Betsy Eaton
Betsy Eaton

Massachusetts
STATE OF ~~NEW HAMPSHIRE~~
COUNTY OF Franklin

July 27, 2021

Then personally appeared the above named BETSY EATON and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Shawn F. Streeter
Notary Public

Print name of Notary

Shawn F. Streeter

My commission expires:

March 4, 2027

