

HANCOCK

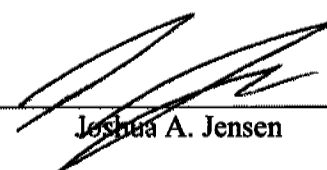
Quitclaim Deed

I, Joshua A. Jensen, of 18 Stoney Ridge Road, Eddington, ME 04428, for consideration received
GRANT TO Neal Anthony Vacchiano and Helen Vacchiano of P.O. Box 253, Laketown, UT
84038, With **QUITCLAIM COVENANTS** the following described property;

See Attached Exhibit A

For Grantor's Title, see deed dated June 12, 2019, and recorded with the Hancock Registry of
Deeds at Book 6958, Page 135 AND deed dated April 17, 2019 and recorded with the Hancock
Registry of Deeds at Book 6945, Page 757.

Executed this 20 day of January, 2021




Joshua A. Jensen

State of ME
County of Hancock

Then personally appeared before me this 20 day of January, 2021
Joshua A. Jensen and acknowledged the foregoing to be their voluntary act and deed.

Alexis Scott
Notary Public- Maine
My Commission Expires
April 24, 2024



Notary Public/Justice of the Peace
Commission expiration:

HANCOCK COUNTY

Exhibit A

Parcel I: A certain lot of vacant land, situated in the Town of Hancock, Hancock County, Maine being Map 17, Lot 1-22 of the Assessors' Tax Maps of the Town of Hancock, Made by Herrick & Salisbury, Ellsworth, Maine, dated June, 1977; revised April 1979. Consisting of 31 maps numbered 1 to 31 inclusive, which are on file at the Assessors Office in the Town of Hancock.

Said lot is further described as follows:

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

Lot No. 22 as shown on plan of land entitled "Settler's landing on Taunton Bay", prepared by H.C. Plummer, Jr., dated February 1970 and recorded in Hancock County Registry of Deeds in Plan Book 11, Page 131 to which plan reference may be had for a more particular description.

Said lot is subject to and benefited by the Settlers Landing Association, Inc. Amended By-Laws regarding the repair, maintenance and improvement of roads and public access lands as set forth in an instrument dated July 19, 2010 and recorded at the Hancock County Registry of Deeds in Book 5499, Page 249.

Subject to the rights of all others who may now have or may hereafter acquire rights of way over all existing roads and streets as shown on said Plan.

All easements, rights of way and reservations created or completed shall be deemed to run with the land and shall be binding upon and enure to the benefit of Errol J. Rainess and The Lighthouse Point Company, and their respective successors, and assigns.

Together with and as appurtenant to the premises hereinabove described, a free, open, and unobstructed right of way for all purposes of a way to be used in common with all others who may now have or may hereinafter acquire similar rights therein, over the right of way as shown on said Plan extending across land of Northeast General Corp. in a generally southerly direction from the premises hereinabove described as conveyed to U. S. Route #1.

Together also with the right to install, maintain and repair utility lines, either underground or on poles, over or under said right of way from U. S. Route #1 to the premises hereinabove described; provided said utility lines do not unreasonably interfere with the use of said right of way by others entitled thereto, and further provided that all work shall be done in a good and workmanlike manner, all debris promptly removed and all excavations promptly refilled.

Subject to the following permanent restrictions (not conditions subsequent), which shall apply to each lot individually, to wit:

1. Said property shall be used for residential purposes only and not for any commercial or industrial uses. No more than one single family dwelling with usual appurtenant structures, such as garage, patio, boathouse, private stable, shelter for domestic pets, etc., may be erected or maintained upon said premises. No house trailer, mobile home, tent or other temporary structure shall be erected, placed, maintained, or permitted to such property, excepting necessary temporary structures for a period of no more than 180 days during the course of construction, which temporary structures shall be removed promptly upon completion of construction.
2. All sewage disposal facilities shall be constructed, installed and maintained in accordance with all applicable laws, and with the rules and regulations of all State and local agencies having jurisdiction. All waste, garbage or rubbish shall be promptly removed from the premises or promptly disposed of in accordance with all local ordinances and State Laws concerning same. There shall be no underground disposal of liquid waste within 200 feet of any natural body of water, measured from the highest normal water line thereof.
3. Buyer hereby covenants and agrees to observe and comply with all rules and regulations of any governmental agency having jurisdiction with respect to fires and fire prevention, conservation and protection of wildlife, and natural resources.
4. No husbandry of animals or poultry shall be conducted upon the premises and no animals or fowl, other than ordinary household pets shall be kept thereon, expressly prohibited but not limited to, are sheep, goats, swine, cattle, poultry and other "Farm animals".
5. Property herein described shall not be subdivided for sale or lease in parts or portions, but shall be sold or leased only in an entirety. Easements for utility power, drainage and similar purposes are expressly reserved along a 15 foot strip of any road frontage and grantor shall have the right to permit use of or assign such easements to any public utility company or governmental agency for such purposes.
6. No unregistered vehicle intended for over the road use shall be stored thereon.
7. No trucks over 3/4 ton shall be parked overnight on the premises or on any street abutting the premises.
8. No building shall be located on any lot with 35 feet of any lot line. No driveway shall be located on any lot within 10 feet of the sidelines of said lot.

9. The maintenance and care of all recreational areas and roads provided by the Seller for the benefit of the Buyer in common with other shall be the responsibility of the Buyer in Common with others having the use thereof.

10. The foregoing restrictions are permanent restrictions (not conditions subsequent) and shall be for the benefit of all other lots of land of The Light House Point Company and every part thereof, and shall run with the land. Invalidation of any one provision by Court Decree or otherwise shall not affect any other provision which shall remain in full force and effect.

Parcel II: A certain lot or parcel or land with buildings thereon, situated in Hancock, County of Hancock, Maine, described as follows:

Lot No. 21 as shown on plan of land entitled "Settler's Landing on Taunton Bay", prepared by H.C. Plummer, Jr., dated February 1970 and recorded in Hancock County Registry of Deeds in Plan Book 11, Page 131 to which plan reference may be had for a more particular description.

Said lot is subject to and benefited by the Settlers Landing Association, Inc. Amended By-Laws regarding the repair, maintenance and improvement of roads and public access lands as set forth in an instrument dated July 19, 2010 and recorded at the Hancock County Registry of Deeds in Book 5499, Page 249.

Subject to the rights of all others who may now have or may hereafter acquire rights of way over all existing roads and streets as shown on said Plan.

Together with a right of way and easement to enter upon, over and through and use, in common with others, Lot #68 as designated on said Plan and the beach area thereof fronting along the shoreline of Taunton Bay, for the purposes of swimming, boating and other aquatic related activities.

All easements, rights of way and reservations created or completed shall be deemed to run with the land and shall be binding upon and enure to the benefit of Errol J. Rainess and The Lighthouse Point Company, and their respective successors, and assigns.

Together with and as appurtenant to the premises hereinabove described, a free, open, and unobstructed right of way for all purposes of a way to be used in common with all others who may now have or may hereinafter acquire similar rights therein, over the right of way as shown on said Plan extending across land of Northeast General Corp. in a generally southerly direction from the premises hereinabove described as conveyed to U. S. Route #1 .

Together also with the right to install, maintain and repair utility lines, either underground or on poles, over or under said right of way from U. S. Route #1 to the premises hereinabove described; provided said utility lines do not unreasonably

interfere with the use of said right of way by others entitled thereto, and further provided that all work shall be done in a good and workmanlike manner, all debris promptly removed and all excavations promptly refilled.

Subject to the following permanent restrictions (not conditions subsequent), which shall apply to each lot individually, to wit:

1. Said property shall be used for residential purposes only and not for any commercial or industrial uses. No more than one single family dwelling with usual appurtenant structures, such as garage, patio, boathouse, private stable, shelter for domestic pets, etc., may be erected or maintained upon said premises. No house trailer, mobile home, tent or other temporary structure / shall be erected, placed, maintained, or permitted to such property, excepting necessary temporary structures for a period of no more than 180 days during the course of construction, which temporary structures shall be removed promptly upon completion of construction.
2. All sewage disposal facilities shall be constructed, installed and maintained in accordance with all applicable laws, and with the rules and regulations of all State and local agencies having jurisdiction. All waste, garbage or rubbish shall be promptly from the premises or promptly disposed of in accordance with all local ordinances and State Laws concerning same. There shall be no underground disposal of liquid-waste within 200 feet of any natural body of water, measured from the highest normal water line thereof.
3. Buyer hereby covenants and agrees to observe and comply with all rules and regulations of any governmental agency having jurisdiction with respect to fires and fire prevention, conservation and protection of wildlife, and natural resources.
4. No husbandry of animals or poultry shall be conducted upon the premises and no animals or fowl, other than ordinary household pets shall be kept thereon, expressly prohibited but not limited to, are sheep, goats, swine, cattle, poultry and other "Farm animals".
5. Property herein described shall not be subdivided for sale or lease in parts or portions, but shall be sold or leased only in an entirety. Easements for utility power, drainage and similar purposes are expressly reserved along a 15' foot strip of any road frontage and grantor shall have the right to permit use of or assign such easements to any public utility company or governmental agency for such purposes.
6. No unregistered vehicle intended for over the road use shall be stored thereon.
7. No trucks over 3/4 ton shall be parked overnight on the premises or on any street abutting the premises.

8. No building shall be located on any lot with 35 feet of any lot line. No driveway shall be located on any lot within 10 feet of the sidelines of said lot.
9. The maintenance and care of all recreational areas and roads provided by the Seller for the benefit of the Buyer in common with other shall be the responsibility of the Buyer in Common with others having the use thereof.
10. The foregoing restrictions are permanent restrictions (not conditions subsequent) and shall be for the benefit of all other lots of land of The Light House Point Company and every part thereof, and shall run with the land. Invalidity of any one provision by Court Decree or otherwise shall not affect any other provision which shall remain in full force and effect.

THANK YOU
COCK COUNTY