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QUITCLAIM DEED

Without Covenant

KNOW ALL BY THESE PRESENTS, that I, SARAH CARTER WESTON, of Blue Hill, County of Hancock, State of Maine, for consideration paid, do hereby remise, release, bargain, sell and convey, and forever quitclaim unto CHARLES CARTER WALLS, Trustee of THE WESTON FAMILY REVOCABLE TRUST, dated MAY 7, 2024, of Scarborough, County of Cumberland, State of Maine, a certain lot or parcel of land, together with any buildings located thereon, situated in the Town of Blue Hill, County of Hancock, and State of Maine, bounded and described as follows:

A certain lot or parcel of land, together with buildings thereon, situated in Blue Hill, County of Hancock, State of Maine, and being Lot 3, as shown on a plan entitled "Second Pond-Townsite, Casper G. Sargent, Jr. & George W. Mitchell, Route 15 Blue Hill, Maine," prepared by Herrick & Salsbury, Inc., dated February 6, 1985, a copy of said Plan as approved by Blue Hill Planning Board on May 6, 1985, being recorded in the Hancock County, Maine, Registry of Deeds in Plan Book 19, Page 113, said premises being more particularly bounded and described as follows:

Beginning on the westerly side of Douglass Avenue, so-called, as shown on said Plan, at an iron rod in the ground at the southeasterly corner of Lot 2; thence South one degree fifty minutes West (S. 1° 50' W.), forty-six and one hundredths (46.01) feet, to a point; thence South eighteen degrees fifty minutes East (S. 18° 50' E.), one hundred twenty-four and twelve hundredths (124.12) feet, to a point; thence South fifty-six degrees forty-five minutes East (S. 56° 45' E.), ninety-five (95) feet to an iron rod in the ground at the northwesterly corner of lot 5; thence South thirty-six degrees thirty-two minutes West (S. 36° 32' W), along the northwesterly line of Lot 5, two hundred twelve (212) feet, more or less, to Second Pond boundary, as determined by Maine State Mining Bureau and Black-Hawk Mining, Ltd., at Elevation 90.89 feet, U.S.G.S., August 1963; thence in a generally westerly direction along said Second Pond boundary, one hundred forty-two (142) feet, more or less, to a point on said Second Pond Boundary; thence North nine degrees forty minutes West (N. 9° 40' W.), three hundred twenty-five (325') feet, more or less, to a rod in the ground on the southwesterly corner of Lot 2; thence North eighty-nine degrees thirty-minutes East (N. 89° 30' E.), along the southerly line of Lot 2, one hundred seventy-seven and ninety-four hundredths (177.94) feet to the point of beginning; purported to contain one and five hundredths (1.50) acres, more or less.

Together with all of the Grantors' right, title, and interest, in and to that portion of Douglass Avenue, as shown on said Plan, contained within the sidelines of the premises hereinabove described and conveyed, extended to the centerline thereof.

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Together with all of the Grantor's right, title, and interest in and to that portion of premises contained within the sidelines of the lot conveyed extended to the waters edge of Second Pond, as the same may change from time to time.

Together with a right of way, for all purposes of a way, appurtenant to the premises hereinabove described and conveyed and to each and every part thereof, in common with the Grantors herein, their heirs and assigns, extending from the southerly side of Route No. 15, over and along the fifty (50) foot right of way shown on said Plan as Douglass Avenue.

SUBJECT to a right of way, for all purposes of a way, appurtenant to the remaining lots shown on said Plan, in and to that portion of Douglass Avenue contained within the sidelines of the premises hereinabove described and conveyed extended to the centerline thereof, and further, subject to an easement from Kerramerican, Inc., to New England Telephone and Telegraph Company and Bangor-Hydro Electric Company, for the construction and maintenance of utility poles and lines, etc., dated September 13, 1972, and recorded in said Registry of Deeds in Book 1167, Page 609.

SUBJECT to the following restrictive covenants (not conditions subsequent) imposed for the benefit of remaining land conveyed by deed of Black Hawk Corporation and Karamerican, Inc., dated March 29, 1985 and recorded in said Registry of Deeds in Book 1530, Page 494:

1. The premises shall be used for residential purposes only, and not for any commercial or industrial purpose other than professional offices or usual occupations conducted or carried on from the home/
2. No mobile home or trailers shall be placed or maintained upon the premises.
3. No unregistered motor vehicles of any kind shall be placed or maintained upon the premises.
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 prohibiting, but not being limited to, sheep, goats, swine, cattle, poultry and other "farm animals."
5. The premises shall not be subdivided.
6. The Grantees herein, their heirs and assigns, shall contribute a one-sixth (1/6) share of the cost of electrical power to, and maintenance of, and snow removal from, the fifty (50) foot right of way shown on said Plan as "Douglass Avenue."
7. For the purposes of designating the person(s) responsible for receipt of bills and allocation and payment of expenses in compliance with the covenant set forth under restrictive covenant number 6 herein, the Grantee herein, her heirs and

assigns, shall form an association with the owners of remaining land conveyed by deed of Black Hawk Corporation dated March 29, 1985 and recorded in the Hancock County, Maine, Registry of Deeds in Book 1530, Page 494.

8. ALSO CONVEYING the 1/7 interest in Douglass Loop described in a deed from George W. Mithcell, et al to Sheri Houpt, et al dated February 18, 1993, and recorded in the Hancock County Registry of Deeds in Book 2064, Page 186.

MEANING AND INTENDING to convey the same premises as conveyed to Sarah Carter Weston by Quitclaim Deed of Sheri H. Bedford f/k/a Sheri Houpt dated September 12, 2012 and recorded in the Hancock County Registry of Deeds in Book 5893, Page 96.

I, **SARAH CARTER WESTON**, am over the age of sixty (60) years and, in accordance with Title 33 M.R.S.A. Section 1022, have consulted with independent counsel regarding this conveyance.

TO HAVE AND TO HOLD THE SAME, together with all the privileges and appurtenances thereunto belonging, to the said Grantee, their successors and assigns forever.

IN WITNESS WHEREOF, I, the said **SARAH CARTER WESTON**, relinquishing and conveying all rights by descent and all other rights in the above-described premises, have hereunto set my hand and seal this 17th day of May, 2024.

Signed, Sealed and Delivered in the presence of

Isaac Madore

CC Walls

SARAH CARTER WESTON
By: Charles Carter Walls under Power of Attorney dated November 27, 2019

STATE OF MAINE
CUMBERLAND, ss.

May 17, 2024

Personally appeared the above-named **CHARLES CARTER WALLS**, as attorney-in-fact for the above-named **SARAH CARTER WESTON** and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said **SARAH CARTER WESTON**.

Before me,

Isaac Madore
Notary Public/Attorney at Law

ISAAC ARMAND MADORE
Notary Public, State Of Maine
My Commission Expires **OCTOBER 25, 2030**