

DocId:333721
Tx:4215860

HANCOCK

QUITCLAIM DEED WITH COVENANT

ROBERT M. BROWN, having a mailing address of PO BOX 681, Southwest Harbor, ME 04679, for consideration paid GRANTS to WESTERLY, LLC, a Maine limited liability company, having a mailing address of c/o Michael L. Ross, Esquire, PO Box 1123, Ellsworth, ME 04605, 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 Southwest Harbor, Hancock County, Maine, and being more particularly described on Exhibit "A" attached hereto.

Grantor's source of title is a deed from James A. Lash to Maria Thompson Brown and Robert M. Brown dated March 11, 2002, recorded in Book 3277, Page 24 of the Hancock County, Maine, Registry of Deeds and an Abstract of Divorce Decree dated June 26, 2012, recorded in Book 5858, Page 179 of the Hancock County Registry of Deeds.

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

WITNESS my hand and seal this 27th day of July, 2022.

Robert M. Brown
ROBERT M. BROWN

STATE OF MAINE
COUNTY OF HANCOCK

July 27, 2022

Then personally appeared the above named, **ROBERT M. BROWN** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Alison King
Notary Public / Attorney at Law

My Commission Expires:

Alison King
Print Name / Affix Seal

EXHIBIT "A"

Property of Robert M. Brown
To be conveyed to Westerly, LLC
109 & 113 Shore Road

A certain lot or parcel of land together with any and all structures and improvements situated thereon, and appurtenances thereto, situated in Southwest Harbor, Hancock County, Maine and being a portion of the same premises as described in a deed from James A. Lash to Maria Thompson Brown and Robert M. Brown dated March 11, 2002, recorded in Book 3277, Page 24 of the Hancock County, Maine, Registry of Deeds and which premises are bounded and described as follows, to-wit:

"FOURTH LOT: Beginning at a point in the easterly side of the Shore Road, said point being seventy-six (76) feet northwesterly along the easterly side of the Shore Road from the northwest corner of a parcel of land belonging to Bora Bora Realty as recorded in Book 1627, Page 240 at the Hancock County Registry of Deeds; thence following the easterly side of the Shore Road northwesterly one hundred sixty-nine and five tenths (169.5) feet to a point in the southerly line of Newman Boats, Inc. as recorded in Book 1331, Page 47 at the Hancock County Registry of Deeds; thence North thirty-eight degrees forty-five minutes East (N. 38° 45' E.) following land of Newman Boats to the high water mark of the Atlantic Ocean; thence following the high water mark of the Atlantic Ocean southeasterly, northeasterly, southeasterly, northeasterly, southeasterly, southwesterly and southeasterly to a point which bears South forty-six degrees thirty-one minutes West (S. 46° 31' W.) forty-one (41) feet from the point of beginning; thence South forty-six degrees thirty-one minutes West (S. 46° 31' W.) forty-one (41) feet to the point of beginning.

Together also with all the same right, title and interest in and to so much of the shore and flats in front and appurtenant to said above described parcel.

The above described parcel is all and the same as Second Parcel, Ninth Parcel, Twelfth Parcel and the northern portion of the Seventh Parcel as conveyed from Trispar Marine Company to TBH Company and recorded at the Hancock County Registry of Deeds in Book 1462, Page 670."

Ret: Michael Ross
L.O.