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JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX PAID
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QUITCLAIM DEED with COVENANT

DLN: 10023402522 36

JOCELYNE M.L. LABRIE, whose address is 48 Bear Spring Lane, Surry, Maine 04684, for consideration paid, grants to **DIANE MATKOWSKI,** whose address is 1359 Greenhill Avenue, West Chester, Pennsylvania 19380, with QUITCLAIM COVENANT, a certain lot or parcel of land, together with any buildings or improvements thereon situated in Ellsworth, Hancock County, Maine, bounded and described as follows:

A certain lot or parcel of land, right-of-way and easement, together with any improvements thereon situated in Ellsworth, Hancock County, Maine, bounded and described as follows:

Beginning at the northerly corner of a lot being conveyed hereby at the easterly corner of Lot A as shown on a plan, hereinafter mentioned, a copy of which is attached as Exhibit A to the deed from Jennifer Lavellee, Personal Representative of the Estate of Thomas I. Christinat to Elizabeth Lynch dated July 19, 2011 and recorded in Book 5659, Page 74 of the Hancock County Registry of Deeds;

thence S 32° 51' E 400.00 feet, by and along the northeasterly line of land now or formerly of Thomas Christinat Estate, as shown on said plan, and generally following an old blazed tree line to a drill hole set in a rock;

thence S 57° 09' W 576.1 feet, by and along the line of Lot C as shown on said plan, to a drill hole set on the northeasterly side of said 50' right-of-way as shown on said plan;

thence S 2° 57' W 84.0 feet, crossing said 50' right-of-way to a point;

thence northwesterly by and along the southwesterly side of the 50' right-of-way, 100 feet more or less across the "100' Access to Lake" as shown on Plan File 22-

53, to a point on the southwesterly side of said 50' right-of-way, being the most easterly corner of Lot 5 as shown on said plan;

thence N 25° 39' 00" W 305.2 feet following the southwesterly side of said right-of-way to an iron pin marking the most northerly corner of said lot number 5, to #6 rebar bound as shown on hereinafter mentioned plan;

thence N 26° 45' 30" W 413.0 feet, by and along the southwesterly side of right-of-way and the northeasterly side of lot number 6 as shown on the subdivision plan to a point;

thence N 57° 09' E 50.3 feet to a point on the northeasterly side of the 50' right-of-way;

thence S 26° 45' 30" E 352.0 feet following the northeasterly line of said 50' right-of-way to a point at the most southerly corner of Lot A as shown on said plan;

thence N 57° 09' E 527.0 feet, by and along the southeasterly line of Lot A as shown on said plan, to the point of beginning.

This description was compiled from a survey by Andrews Land Services, Inc. as shown on a recorded survey entitled "Subdivision plan of the Kings Point on Branch Pond in Ellsworth", recorded in the Hancock Registry of Deeds in Plan File 22 Page 53, dated March 1988, and a survey dated August 9, 1996, drawn by N.M. Smith for Sage Collins Surveying, Inc. dividing the property. The premises are shown thereon as Lot B and a portion of the 50' Wide R.O.W.

All bearings are magnetic based on the Andrews Survey.

Subject to the restrictions and conditions as set forth in a deed from Stephen M. LaFreniere to Thomas Christinat dated April 9, 1988 and recorded in Hancock Registry of Deeds in Volume 1688 Page 182.

Also conveying as appurtenant to said lot within the subdivision, a right of way for all purposes of a way over the private way as now laid out and used to the public highway.

Grantor reserves right in said 50' Wide ROW appurtenant to Grantor's remaining land for all purposes for which roads and ways are used in Hancock County including the right to install and maintain utilities.

Containing 6.0 acres, more or less, including areas within roads and ways.

Right of Way to 100' Access to Branch Lake for 5 lots. --->

Also conveyed herein is a right-of-way, in common with all others lawfully entitled thereto, over a parcel of land described in a Plan of King's Point Subdivision, recorded in Hancock County Registry of Deeds in Plan File #22-53 and being described as "100' Access to Lake" and lying between Lots Four (4) and Five (5) as shown on said plan and also the right to park vehicles in said right-of-way. However, said right-of-way shall not be blocked or use prevented for others.

and

Agreement to share in maintenance of 100' right of way. --->

By recording of this deed, the Grantee agrees, in conjunction with the owners of Lots A, B, C, (shown on a plan drawn on August 9, 1996 by Sage Collins Surveying, Inc. dividing property from a survey by Andrews Land Services, Inc. recorded in Plan File #22-53), Lot 4 on the King's Point Subdivision recorded in File #22-53 and Pickerel Island (shown as Lot 6 on Assessor's Map 73), to share in the maintenance of the access to the Lake. Grantor reserves the right to relocate the right-of-way within the "100' Access to Lake" from time to time and to relocate areas in which vehicles may be parked.

Meaning and intending to convey the same premises as conveyed from Elizabeth Lynch to Jocelyne M.L. Labrie by deed dated April 3, 2015 and recorded in the Hancock County Registry of Deeds in Book 6370, Page 231.

WITNESS my hand and seal this 11th day of October, 2023.

Witness

JOCELYNE M.L. LABRIE

STATE OF MAINE
COUNTY OF HANCOCK ss. OCTOBER 11, 2023

Then personally appeared the above-named, Jocelyne M.L. Labrie, and acknowledged the foregoing instrument to be her free act and deed.

Attorney at Law/Notary Public

Print Name

Matthew T Goodwin
Notary Public - Maine
My Commission Expires
2/18/2030