
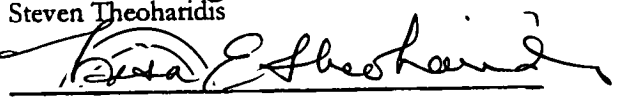


HANCOCK COUNTY MAINE

QUITCLAIM DEED WITH COVENANT

STEVEN THEOHARIDIS and LISA THEOHARIDIS ("Grantors"), husband and wife, both having a mailing address of 9 Graytown Road, Sedgwick, Maine 04676, for consideration paid grant to **ALAN POOLEY and WILLOW RUNNINGWATER** ("Grantees"), husband and wife, as **JOINT TENANTS not TENANTS IN COMMON**, both having a mailing address of 125 Hales Hill Road, Brooklin, Maine 04616, with **QUITCLAIM COVENANT**, a certain lot or parcel of land, together with the buildings and improvements thereon, situated in Sedgwick, Hancock County, State of Maine, being more fully described in Exhibit A attached hereto and made a part hereof.

WITNESS our hands and seals this 15th day of February, 2018.

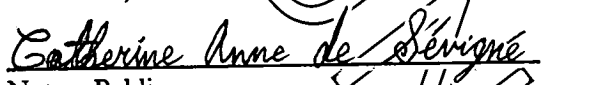

Steven Theoharidis

Lisa Theoharidis

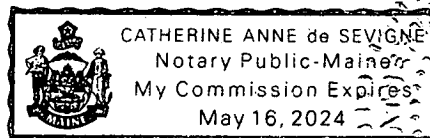
STATE OF MAINE
COUNTY OF HANCOCK, ss.

February 15, 2018

Personally appeared the above-named Steven Theoharidis and Lisa-Theoharidis, and acknowledged the foregoing instrument to be their free act and deed.

Before me,


Notary Public
Print Name: Catherine Anne de Sevigne
My Commission Expires: May 16, 2024


CATHERINE ANNE de SEVIGNE
Notary Public-Maine
My Commission Expires
May 16, 2024

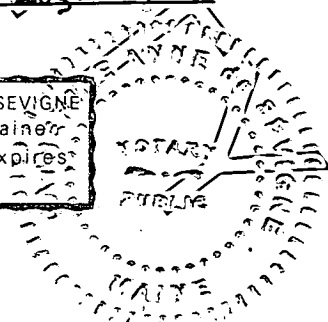


EXHIBIT A

A certain lot or parcel of land, together with any buildings and improvements thereon, situated in Sedgwick, Hancock County, Maine, bounded and described as follows to wit:

Beginning at a ¼-inch iron rod with survey cap stamped ALLEN-BOWDEN PLS 2097 set at or near the easterly sideline of Route 176 (Graytown Road) at the southeasterly line of land conveyed in a deed from Dominick Venuti and Carol Venuti to William R. Leck and Patricia L. Leck dated January 10, 2002 and recorded in Book 3234, Page 133 at the Hancock County Registry of Deeds, said rod bears South twenty degrees fifty-one minutes forty-three seconds East (S. 20° 51' 43" E.) a distance of two hundred and eleven hundredths (200.11) feet from a one inch iron bolt found; thence North sixty-one degrees ten minutes zero seconds East (N. 61° 10' 00" E.) by and along said land of Leck three hundred twenty-five and five hundredths (325.05) feet to a ¼ inch iron rod with said survey cap set at the edge of a bog; thence continuing the same course North sixty-one degrees ten minutes zero seconds East (N. 61° 10' 00" E.) by and along said land of Leck through said bog eighty-one and twenty-seven hundredths (81.27) feet to an unmarked corner; thence South twenty-eight degrees fifty minutes zero seconds East (S. 28° 50' 00" E.) by and along remaining land conveyed in a deed from Raymond W. Iverson and Beverly J. Iverson to Steven Theoharidis and Lisa Theoharidis dated July 16, 2003 and recorded in Book 3695, Page 75 at said Registry one hundred ninety-two and eighteen hundredths (192.18) feet to an unmarked corner at land conveyed in a deed from William Cull and Hilda Cull to Thomas P. Nellis and Helen M. Nellis dated April 17, 1981 and recorded in Book 1403, Page 132 at said Registry; thence South sixty-one degrees ten minutes zero seconds West (S. 61° 10' 00" W.) by and along said land of Nellis through said bog one hundred seventy-nine and sixty-seven hundredths (179.67) feet to a ¼ inch iron rod with said survey cap set at said edge of bog; thence continuing the same course South sixty-one degrees ten minutes zero seconds West (S. 61° 10' 00" W.) by and along said land of Nellis two hundred sixty-three and ninety-eight hundredths (263.98) feet to a ¼ inch iron rod with said survey cap set at or near said easterly sideline of Route 176, said rod bears South seventeen degrees fifty minutes twenty-one seconds East (S. 17° 50' 21" E.) a distance of one hundred ninety-five and seventy-seven hundredths (195.77) feet from the first mentioned rod; thence continuing the same course South sixty-one degrees ten minutes zero seconds West (S. 61° 10' 00" W.) by and along said land of Nellis thirty-nine and seven tenths (39.7) feet more or less to the centerline of the traveled way of said Route 176; thence in a generally northwesterly direction following said centerline one hundred ninety-nine and four tenths (199.4) feet more or less to a point that bears South sixty-one degrees ten minutes zero seconds West (S. 61° 10' 00" W.) from said first mentioned rod; thence North sixty-one degrees ten minutes zero seconds East (N. 61° 10' 00" E.) by and along said land of Leck twenty-six and six tenths (26.6) feet more

The above described lot of land is a portion of the land conveyed in a deed from Raymond W. Iverson and Beverly J. Iverson to Steven Theoharidis and Lisa Theoharidis dated July 16, 2003 and recorded in Book 3695, Page 75 at the Hancock County Registry of Deeds.

HANCOCK COUNTY

or less to the point of beginning and containing two and zero hundredths (2.00) acres more or less.

Bearings mentioned in the description above are magnetic December 1974 and oriented to the Subdivision Plan of S & S as prepared by Philip D. Johnson, dated December 26, 1974 and recorded in Plan Book 14, Page 64 at the Hancock County Registry of Deeds. The above described lot of land is a portion of Lot 10 as shown on said plan.

Subject to the rights and interests of the public to that portion of Route 176 (Graytown Road) lying within the above described lot of land.

Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

Also granting to the Grantees herein, their heirs and assigns, a one-eleventh (1/11) interest, undivided and in common with others having similar interests in and to the following described parcel of land situated in Sedgwick:

Beginning at a point where the generally southerly bound of land of Land Investment, Inc., et al, intersects the generally easterly shore of the Bagaduce River; thence in a generally northerly and easterly direction following the shore of the Bagaduce River a distance of four hundred (400) feet to a point; thence in a generally southerly and southwesterly direction seventy (70) feet more or less to a point in the southerly line of land of Land Investment, Inc., et al; thence South seventy degrees thirty minutes West (S. 70° 30' W.) eighty-five (85) feet to a point; thence South eighty-nine degrees sixteen minutes West (S. 89° 16' W.) eighty-six and fifteen hundredths (86.15) to a point; thence North fifty-seven degrees West (N. 57° W.) one hundred seventy-four and sixty-two hundredths (174.62) feet to the point of beginning.

Also granting to the Grantees herein, their heirs and assigns forever, to be used in common with others entitled thereto, a right of way for all purposes of a way over and across the existing dirt road crossing Land Investment, Inc., et al's land leading from the generally westerly sideline of Route 176 to Ferry Point, so called, on the shore of Bagaduce River, said dirt road terminates at a point in the southerly line of land of Land Investment, Inc., et al, approximately three hundred ninety-five (395) feet from the above described parcel of land; Land Investment, Inc., et al, herein further grants to the Grantees, their heirs and assigns forever, an additional right of way along the southerly bound of land of Land Investment, Inc., et al, from the terminus of the above described dirt road to the generally easterly bound of the premises hereby conveyed.

The above description of land was prepared by Eric W. Allen, PLS 2097 of Allen-Bowden, Inc. from a plan of boundary survey made for Steven Theoharidis dated November 2, 2017.

④ R/Consumer Title