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QUITCLAIM DEED WITH COVENANT
Office Use Only – DLN: 3810180

KNOW ALL MEN BY THESE PRESENTS, that We, **DIEHL M. SNYDER** and **SUSAN K. SNYDER**, whose mailing address is 6155 South Mirror Lake Drive #305, Sebastian, FL 32958, for consideration paid, **GRANT** to **DIEHL M. SNYDER** and **SUSAN K. SNYDER**, in their capacity as **TRUSTEES** of the **SNYDER FAMILY REVOCABLE TRUST dated April 14, 2026**, a Florida Trust, whose mailing address is 6155 South Mirror Lake Drive #305, Sebastian, FL 32958, with QUITCLAIM COVENANT, a certain lot or parcel of land, together with any buildings or improvements thereon, situated in the **Village of Bass Harbor, Town of Tremont**, Hancock County, Maine, bounded and described in EXHIBIT "A", attached hereto and made a part of hereof.

Together with all rights, easements, privileges and appurtenances belonging to the granted estate.

WITNESS our hands and seals this 27th day of April, 2026.

Diehl M. Snyder
Diehl M. Snyder

Susan K. Snyder
Susan K. Snyder

State of Florida
County of Indian River

April 27, 2026

Then personally appeared the above-named **Diehl M. Snyder** and **Susan K. Snyder**, severally and acknowledged the foregoing instrument to be their free act and deed.

Before me,



Jessica F. Hernstadt
Notary Public/Attorney at Law

Jessica F. Hernstadt
Print Above Named

9/26/26
Notary Commission Expiration

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EXHIBIT "A"

28 A Richardson Road, Village of Bass Harbor, Town of Tremont, Maine

A certain lot or parcel of land together with any buildings or improvements thereon situated on Cold Storage Road (Ferry Road) in **Village of Bass Harbor, Town of Tremont, Hancock County, Maine** which premises are more particularly described as follows:

Unit 11 in Madomic Ridge Condominium, located in the Town of Tremont, County of Hancock, State of Maine as shown on Plat Plan of Madomic Ridge Condominium, dated November 26, 1996, prepared by Civil Engineers and Surveyors and recorded in Hancock County Registry of Deeds, Plan File 27, Map 187 through 189, together with all limited common elements pertaining to Unit 11 as shown on said plat and together with an undivided interest in all common elements as specified in a certain Declaration of Madomic Ridge Condominium dated December 1, 1996, recorded in said Registry of Deeds, Book 2616, Page 270, to which reference is hereby made and the same, its rights, privileges, easements, obligations and restrictions are incorporated herein by reference.

Being a portion of the premises conveyed to The Maine Place, LLC by deed from New England Equipment Rental, Inc., dated June 8, 2001 and recorded in the Hancock County Registry of Deeds in Book 3086, Page 165.

This conveyance is made with the benefit of and expressly **SUBJECT TO:**

1. Provisions of the Maine Condominium Act, 33 M.R.S.A. Sec. 1601-101, et seq., as that statute may be amended from time to time.
2. The Declaration of Madomic Ridge Condominium, including all existing rights, obligations, easements, restrictions, licenses, covenants and conditions reserved, contained or referenced therein, as that Declaration may be amended from time to time by instrument, dated December 1, 1996 and recorded on December 6, 1996, in the Hancock County Registry of Deeds in Book 2616, Page 270.
3. Easement granted to Bangor Hydro-Electric Company by instrument dated November 18, 1996 and recorded in said Registry of Deeds, Book 2616, Page 8.

Being the same premises described in a deed from The Maine Place, LLC to Diehl M. Snyder and Susan K. Snyder, dated April 17, 2003, recorded in the Hancock County Registry of Deeds in Book 3592, Page 276.