

BOOK 1706 PAGE 528

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KNOW ALL MEN BY THESE PRESENTS, THAT, PETER B. COLE of RFD, Rt. 186, Gouldsboro, Maine 04607, for consideration paid, GRANTS to LAWRENCE R. YOUNG, JR. of RFD, Pond Road, Gouldsboro, Maine 04607, WITH QUITCLAIM COVENANT, a certain lot or parcel of land situated on the west side of State Route #186 leading to West Bay in the Town of Gouldsboro, Hancock County, Maine bounded and described as follows, to wit:

MAINE REAL ESTATE  
TRANSFER TAX PAID

Beginning at a point on the west side of State Route #186, said point being marked by an existing iron pipe, said point being the southeast corner of the Peter Cole Two Acre Lot, so called, said point also being Two hundred ten (210) feet, more or less, in a southerly direction from a cedar post and granite monument on the west side of Route #186, being known as the General Cobb line; thence North eighty-one degrees thirty-three minutes West (N. 81° 33' W.), Four hundred fifteen (415) feet, more or less, to a point marked by an existing iron pipe, said point being the southwest corner of the Peter Cole Two Acre Lot, so called; thence North eight degrees twenty-seven minutes East (N. 8° 27' E.), One hundred ten (110) feet, more or less, to an iron pipe set, said pipe being One hundred (100) feet, more or less, southerly of the General Cobb line; thence North eighty-two degrees fifty-eight minutes West (N. 82° 58' W.), Seven hundred fifty-one and four-tenths (751.4) feet, more or less, but at all times being One hundred (100) feet south of the General Cobb line, to an iron pipe set; thence South seven degrees twenty-six minutes twenty-nine seconds West (S. 7° 26' 29" W.), Two hundred eighteen and sixteen hundredths (218.16) feet, more or less, to an iron pipe set; thence South eighty-four degrees four minutes forty-four seconds East (S. 84° 04' 44" E.), Two hundred sixty-nine (269) feet, more or less, to an iron pipe set; thence South seventy-two degrees fifteen minutes thirty seconds East (S. 72° 15' 30" E.), Seven hundred eighty-eight and eight-tenths (788.8) feet, more or less, to an iron pipe set; said pipe being thirty-three (33) feet from the center line of State Route #186; thence North thirty-three degrees fifty minutes forty-six seconds East (N. 33° 50' 46" E.), Two hundred sixty-eight and forty-five hundredths (268.45) feet to the point of beginning. Containing six (6) acres more or less. The foregoing description was made by Charles P. Simpson, RLS, dated June 30, 1988.

Meaning and intending to convey and hereby conveying a portion of land as described in a deed from Edwin C. Cole and Mary B. Cole to William B. Cole and Guenivere C. Cole dated July 5, 1967 and recorded in the Hancock County, Maine Registry of Deeds in Book 1040, Page 344. Subject to the rights of the public over that part of right of way herein referred to as State Route #186 leading from Prospect Harbor to U.S. Route #1, via West Bay, which lies within the bounds of this description.

This conveyance is made expressly subject to the restriction (not a condition subsequent) imposed for the benefit of the remaining land of the Grantor located in the vicinity of said lot to be binding upon the Grantee herein, his heirs and assigns, as owners of the hereinabove described lot, namely, that no house trailer or mobile home constructed prior to 1980 shall ever be placed or erected on said lot.

WITNESS my hand and seal this 19<sup>th</sup> day of July in the year of our Lord one thousand nine hundred and eighty-eight.

*Peter B. Cole*  
PETER B. COLE

STATE OF MAINE  
HANCOCK, ss.

July 19, 1988

Personally appeared the above named Peter B. Cole and acknowledged the above instrument to be his free act and deed.

Before me,

*Betty Lou Sawyer*  
NOTARY PUBLIC

PRINTED NAME OF NOTARY PUBLIC

*My Commission Expires 8/19/88*



HANCOCK, SS REC'D

JUL 28 1988

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