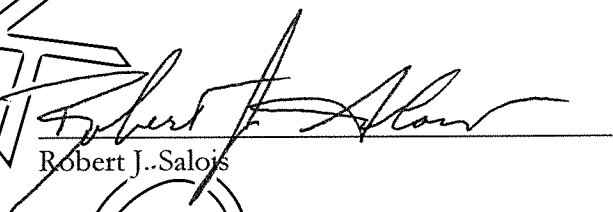


QUITCLAIM DEED WITH COVENANT

DLN # 1002140149464

ROBERT J. SALOIS ("Grantor"), having a mailing address of 1310 Newbury Neck Road, Surry, Maine 04684, for consideration paid, grants to **CRISPIN CURRANT and ANNE THRUN** ("Grantees"), with a mailing address of P. O. Box 55, El Prado, New Mexico 87529, as JOINT TENANTS, with Quitclaim Covenant, a certain lot or parcel of land together with any buildings and improvements thereon, situated in Surry, County of Hancock, State of Maine, being more particularly described in Exhibit A attached hereto and made a part hereof.

WITNESS my hand and seal this 18th day of June, 2021.


Robert J. Salois

STATE OF MAINE
COUNTY OF HANCOCK, ss.

June 18, 2021

Then personally appeared the above-named **ROBERT J. SALOIS** and acknowledged the foregoing instrument to be his free act and deed.

Before me,


Notary Public

Print Name: _____

My commission expires _____

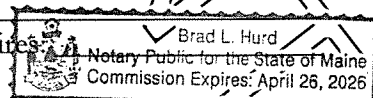


EXHIBIT A

A certain parcel of land situated in the Town of Surry, County of Hancock and State of Maine, bounded and described as follows:

BEGINNING at a one (1) inch iron bolt set in stones in 2021 on the southerly line of land as described in a deed from Marie C. Whittier and William L. Whittier to Julie B. Zimmerman and Peter S. Zimmerman, dated June 27, 1992 and recorded at the Hancock County Registry of Deeds in Book 1967, Page 244, and at the northwesterly corner of land as described in a deed from Robert J. Salois to Maribeth Salois, dated February 12, 2020 and recorded at said Registry in Book 7006, Page 263, said northwesterly corner of land of Maribeth Salois (Book 7006, Page 263) being the most northwesterly corner of Lot R as shown on a Plan of Division of Lot for: Maribeth & Robert Salois, Newbury Neck Road (Hancock County) Surry, Maine, dated November 3, 2006, revised January 5, 2011, January 10, 2011, March 5, 2012, March 26, 2012 and July 15, 2013, prepared by Herrick & Salsbury Inc. and recorded at said Registry in Plan file 41-184;

THENCE South 06 degrees 19 minutes 00 seconds West by and along the westerly line of land of said Maribeth Salois (Book 7006, Page 263) and the westerly line of Lot R, three hundred nineteen and sixty-two hundredths (319.62) feet to a one (1) inch iron bolt set in the ground in 2021 on the northerly line of a sixty-six (66) foot wide right of way as shown on said Plan;

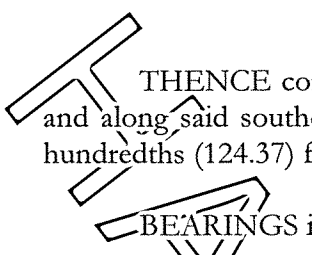
THENCE continuing the same course (South 06 degrees 19 minutes 00 seconds West) through said sixty-six (66) foot wide right of way, thirty-three and zero hundredths (33.00) feet to a one (1) inch iron bolt set in stones in 2021;

THENCE in a northerly, westerly and then southwesterly direction through the cul-de-sac shown on said Plan at the terminus of said sixty-six (66) foot wide right of way and through Lot E2 as shown on said Plan, by and along a curve to the left having a radius of seventy-five and zero hundredths (75.00) feet and an arc length of two hundred three and fourteen hundredths (203.14) feet to a one (1) inch iron bolt set in the ground in 2021;

THENCE North 83 degrees 41 minutes 00 seconds West through said Lot E2, three hundred forty and sixty-eight hundredths (340.68) feet to a one (1) inch iron bolt set in the ground on the easterly line of land as described in a deed from Mark L. Scheier, Domiciliary Foreign Personal Representative of the Estate of Louis C. Peterson to Blue Hill Heritage Trust, Inc., dated October 3, 2011 and recorded at said Registry in Book 5713, Page 42;

THENCE North 09 degrees 21 minutes 50 seconds West by and along said easterly line of land of Blue Hill Heritage Trust, Inc., three hundred sixty-seven and five hundredths (367.05) feet to a one (1) inch iron bolt set in the ground in 2021 at the southwesterly corner of land as described in a deed from Russell K. Stevens and Dorothy M. Stevens to Thomas H. Stevens and Lois E. Stevens, dated April 22, 1983 and recorded at said Registry in Book 1461, Page 228;

THENCE South 83 degrees 41 minutes 00 seconds East by and along the southerly line of land of said Stevens, four hundred sixty-two and zero hundredths (462.00) feet to a rod found in a rock at the southwesterly corner of land of said Zimmerman;



THENCE continuing the same course (South 83 degrees 41 minutes 00 seconds East) by and along said southerly line of land of Zimmerman, one hundred twenty-four and thirty-seven hundredths (124.37) feet to the point of beginning and containing 4.21 acres.

BEARINGS in the above-described are oriented to Magnetic North 1993.

MEANING and INTENDING to convey the northerly PORTION OF Lot E2 and a small portion of the cul-de-sac at the terminus of the sixty-six (66) foot wide right of way all as shown on a Plan of Division of Lot for: Maribeth & Robert Salois, Newbury Neck Road (Hancock County) Surry, Maine, dated November 3, 2006, revised January 5, 2011, January 10, 2011, March 5, 2012, March 26, 2012 and July 15, 2013, prepared by Herrick & Salsbury Inc. and recorded at said Registry in Plan file 41-184.

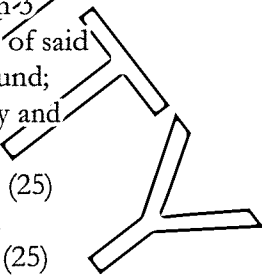
SUBJECT TO the previously granted rights of others in and to that portion of the cul-de-sac contained within the boundaries of the above-described premises as shown on a Plan of Division of Lot for: Maribeth & Robert Salois, Newbury Neck Road (Hancock County) Surry, Maine, dated November 3, 2006, revised January 5, 2011, January 10, 2011, March 5, 2012, March 26, 2012 and July 15, 2013, prepared by Herrick & Salsbury Inc. and recorded at said Registry in Plan file 41-184.

The hereinabove described premises are conveyed TOGETHER WITH a right of way for all purposes of way including the transmission of voice and utilities, all as the same as is defined in Title 33, Section 458, over and across all road and ways as shown and depicted on the hereinabove referenced plan.

TOGETHER WITH an EASEMENT in common with all others entitled to the use thereof over and across the following certain lot or parcel of land, hereinafter referred to as the "Shore Lot" for access to the Union River Bay, together with the right to use the shore front adjacent thereto, to wit:

A certain lot or parcel of land situated in the Town of Surry, Hancock County, Maine, bounded and described as follows, to wit:

Beginning at the high water mark of Union River Bay and on the northerly line of land conveyed in a deed from Byron H. Bartlett to Thomas N. and Virginia B. Grogean, dated November 20, 1986 and recorded in Book 1611, Page 247, at the Hancock County Registry of Deeds; thence North 86 degrees 44 minutes 47 seconds West by and along the northerly line of land of said Grogean, thirty-one (31) feet, more or less, to an iron rod found set in the ground; thence continuing the same course (North 86 degrees 44 minutes 47 seconds West) by and along the northerly line of land of said Grogean, one hundred and seven and seventy-five hundredths (107.75) feet to an iron bolt set in the ground; thence North 3 degrees 15 minutes 13 seconds East by and along the easterly line of remaining land of said Salois, fifty-six and sixty-seven hundredths (56.67) feet to an iron bolt set in the ground; thence continuing the same course (North 3 degrees 15 minutes 15 seconds East) by and along the easterly line of remaining land of said Salois, twenty-eight and sixty-five hundredths (28.65) feet to an iron bolt set in the ground, which bolt lies twenty-five (25) feet, measured at right angles, southerly of the northerly line of the herein described premises; thence north 83 degrees 23 minutes 14 seconds west, parallel with and 25 (25) feet southerly of the northerly line of the herein described premises, one thousand one



hundred twelve (1112) feet, more or less, to the centerline of the traveled way of the Newbury Neck Road, thence generally northerly by and along the centerline of the traveled way of said Newbury Neck Road, twenty-five (25) feet, more or less, to the southerly line of land conveyed in a deed from Verna L. Fogg to Curtis P. Small, dated October 17, 1987 and recorded in Book 1664, Page 53, at said Registry; thence South 83 degrees 23 minutes 14 seconds East by and along the southerly line of land of said Small, thirty-three (33) feet, more or less, to an iron rod found set in the ground; thence continuing the same course (South 83 degrees 23 minutes 14 seconds East) by and along the southerly line of land of said Small, one thousand two hundred thirty-two and two hundredths (1232.02) feet to an axle found set in a pile of stone, said axle being North 27 degrees 01 minutes 27 seconds East and one hundred ten and eighty-two hundredths (110.82) feet from the first mentioned iron rod; thence continuing the same course South 83 degrees 23 minutes 14 seconds East by and along the southerly line of land of said Small, thirty-three (33) feet, more or less, to the mean high water mark of Union River Bay; thence generally southerly by and along the mean high water mark of Union River Bay, one hundred ten (110) feet; more or less, to the point of beginning and containing 1.0 acre, more or less.

Together with the shore and flats between the sidelines of the above described extended to the low water mark of Union River Bay.

That portion of the above described contained within the limits of the Newbury Neck Road is subject to the rights of the public.

By acceptance of this deed, the Grantees herein, for themselves, their heirs and assigns, hereby agree that they shall join any owner's association formed for the purposes of taking title to and maintaining the so-called "Shore Lot".

The hereinabove described premises are conveyed subject to the following restrictive covenants (not conditions subsequent):

1. The hereinabove described premises shall be used for residential purposes only.
2. Each lot described herein shall not be further subdivided.
3. No unregistered motor vehicles shall be parked on said premises.
4. All downed trees and brush within twenty-five (25) feet of the roadway shall be removed by the owner of the property.
5. There shall be no mobile homes placed or maintained on the hereinabove described premises.