

TRUSTEE'S DEED

KNOW ALL BY THESE PRESENTS, That **Marc R. Sutherland, Successor Trustee of The Javier G. Montesinos Revocable Trust**, dated September 29, 2020, with a mailing address c/o Marc A. Sutherland, 194 Highland Avenue, Providence, RI 02906, by the power conferred by law, and every other power, for consideration paid, **GRANTS to Atlantic Holdings, LLC**, a Maine limited liability company with a mailing address of 2 Livewell Drive, Suite 201, Kennebunk, ME 04043, a certain lot or parcel of land situated in the Town of Southwest Harbor, Hancock County, Maine, described in Exhibit A annexed hereto.

WITNESS my hand this 8 day of April, 2022.

Marc R. Sutherland
Marc R. Sutherland, Successor Trustee
The Javier G. Montesinos Revocable Trust

STATE OF RHODE ISLAND
COUNTY OF Providence

April 8th, 2022

Personally appeared the above-named Marc R. Sutherland, as Trustee aforesaid, and acknowledged the above instrument to be his free act and deed in his said capacity and the free act and deed of The Javier G. Montesinos Revocable Trust dated September 29, 2020.

Before me,

Martha DeCastro
Notary Public

Martha DeCastro
Printed Name of Notary

My Commission Expires: June 15, 2025

MARTHA DECASTRÓ
Notary Public, State of Rhode Island
My Commission Expires June 15, 2025

EXHIBIT A

A certain lot or parcel of land, together with the buildings thereon, situated in the Town of Southwest Harbor, County of Hancock, State of Maine, described in the deed from Javier G. Montesinos to The Javier G. Montesinos Revocable Trust dated September 29, 2020, dated November 17, 2020 and recorded in the Hancock County Registry of Deeds in Book 7073, Page 773, being further bounded and described as follows, to wit:

"Beginning at an iron bolt set in the ground on the westerly side of Clark Point Road and at the southerly end of the retaining wall at the head of the cove; thence South twelve degrees West (S. 12° W.) along the westerly side of said Clark Point Road fourteen and one tenth (14.1) feet to an iron pipe driven in the ground, said iron pipe marks the northeasterly corner of land of the southwest Boat Corporation; thence South fifty-six degrees thirty-nine minutes West (S. 56° 39' W.) but always following the northerly line of land of the said Southwest Boat Corporation one hundred seventeen and thirty-two hundredths (117.32) feet to an iron bolt set in the ledge; thence North eighty-three degrees fifty-seven minutes West (N. 83° 57' W.) but always following the northerly line of land of the said Southwest Boat Corporation sixty and fifty-three hundredths (60.53) feet to an iron bolt set in the ledge near high water mark of Southwest Harbor; thence on the same course, namely North eighty-three degrees fifty-seven minutes West (N. 83° 57' W.) eight (8) feet, more or less, to high water mark; thence following high water mark of said Southwest Harbor in a northeasterly and easterly direction to the iron bolt, the point of beginning, and containing one thousand eight hundred thirty-seven ten thousands (0.1837) of an acre, more or less.

Together with all right, title and interest in and to the shore and flats in front of the above described lot.

Together with a right of way for all purposes of a way, appurtenant to the above described lot of land, over a lot of land bounded and described as follows:

Beginning at an iron pipe which marks the northeasterly corner of land of said Southwest Boat Corporation; thence South six degrees thirty-five minutes East (S. 6° 35' E.) but always following the easterly line of land of said Southwest Boat Corporation twenty-six (26) feet to a stake in the ground; thence South seventy-nine degrees one minute West (S. 79° 1' W.) across land of said Southwest Boat Corporation sixty-one and five hundredths (61.05) feet to a stake in the ground in the northerly line of said Southwest Boat Corporation; thence North fifty-six degrees thirty nine minutes East (N. 56° 39' E.) but always following the northerly line of land of said Southwest Boat Corporation sixty-eight and fifteen hundredths (68.15) feet to the iron pipe, the point of beginning."

For source of title, reference is made to a deed from Tillson W. Harkins and Greta M. Harkins to Donald J. Jalbert and Javier Gonzalez-Montesinos, as joint tenants, dated March 26, 2003 and recorded in the Hancock County Registry of Deeds at Book 3562, Page 255. Donald J. Jalbert died on May 6, 2020 and his estate was probated in Hancock County (being Docket No. HAN 2020-243). Javier Gonzalez-Montesinos is the surviving joint tenant.

Reference is also made to a Deed dated November 17, 2020 and recorded in the Hancock County Registry of Deeds at Book 7073, Page 773 from Javier G. Montesinos to The Javier G. Montesinos Revocable Trust dated September 29, 2020.

③ e/ Woodman Edmonds Danylik
Austin Smith + Jacques
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Bradford, ME 04405-0468