

QUITCLAIM DEED WITH COVENANT

THEODORE S. HIGGINS (also known as Theodore Scott Higgins), having an address of P.O. Box 305, Hulls Cove, ME 04664 and **JEANNE S. HIGGINS**, having an address of 13032 25th Avenue NE, Seattle, WA 98125, for consideration paid, **GRANT** to **T.J. NEEDHAM, LLC**, a Maine limited liability company, having an address of 37 Hanna Drive, Trenton, ME 04605, with **QUITCLAIM COVENANT**, a certain lot or parcel of land, together with any improvements thereon, situated in Hulls Cove, Town of Bar Harbor, Hancock County, Maine, more particularly bounded and described in **EXHIBIT A**, attached hereto and incorporated herein by reference.

WITNESS my hand and seal this 19th day of September, 2013.

THEODORE S. HIGGINS

STATE OF MAINE
COUNTY OF HANCOCK, ss:

On this 19th day of September, 2013, then personally appeared the above-named Theodore S. Higgins and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Douglas B. Chapman
Notary Public Attorney-at-Law

Douglas B. Chapman
Printed Name as Signed
My Commission Expires

MAINE REAL ESTATE
TRANSFER TAX PAID

WITNESS my hand and seal this 4 day of September, 2013.

[Signature]
JEANNE S. HIGGINS

STATE OF WASHINGTON
COUNTY OF KING, ss:

On this 4th day of September, 2013, then personally appeared the above-named Jeanne S. Higgins and acknowledged the foregoing instrument to be her free act and deed.

Before me,

[Signature]
Notary Public – Signature

David A. Van Pay
Printed Name as Signed

My Commission Expires Oct 7, 2016

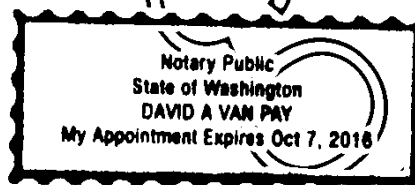


EXHIBIT A

A certain lot or parcel of land, previously consisting of two lots and now considered one lot by the Town of Bar Harbor and shown on the tax maps for said town as Map 216, Lot 072-001, being depicted as "Lot 13" and "Lot 14" on a plan of land entitled "Plan of Survey For Theodore Higgins, Route 3 & Loren Street, Halls Cove, Bar Harbor, Maine," dated February 10, 2010, Revised May 20, 2010, prepared by Thomas W. Benson, PLS #2262, T.W. Benson Land Surveying, Inc., Southwest Harbor, Maine, more particularly bounded and described as follows, to wit:

"Lot 13"

A certain lot or parcel of land with all of the improvements located thereon situated on the northerly side of Loren Street so-called in the town of Bar Harbor, Hancock County, Maine, bounded and described as follows, to-wit:

Beginning at a 3/4" rebar set in the ground with a cap stamped "T.W. Benson PLS #2262" at the northeasterly corner of a lot of land conveyed to Rebecca A. Sargent from Benita R. McMullen in a deed dated November 17, 1993 and recorded at the Hancock County Registry of Deeds in Book 2182 Page 20 and on the southerly line of a lot of land conveyed to Halls Cove Properties, LLC from Robert Bond in a deed dated August 18, 2005 and recorded at the said registry in Book 4272 Page 113 being S 77°45'00" E a distance of 112.00' from a rebar found set flush with the ground with surveyors' ID cap "Garster PLS #2047" on the southerly line of said Halls Cove Properties, LLC;

thence S 77°45'00" E by and along the southerly line of said Halls Cove Properties, LLC a distance of 37.20' to a 3/4" rebar set in the ground with a cap stamped "T.W. Benson PLS #2262" at the northwesterly corner of a Lot 14 as shown on a plan entitled "Plan of Land of George A. Nickerson, Halls Cove, Bar Harbor, Maine," dated April 1931 and recorded on May 23, 1931 at the said registry in Plan File 4, Page 25;

thence S 12°15'00" W by and along the westerly line of said Lot 14 a distance of 85.00' to a 1/2" rebar set flush with the ground with a cap stamped "T.W. Benson PLS #2262" on the northerly sideline of Loren Street;

thence N 77°45'00" W by and along the northerly sideline of Loren Street a distance of 42.77' to a 3/4" rebar set flush with the ground with a cap stamped "T.W. Benson PLS #2262" at the southeasterly corner of said Sargent;

thence N 16°00'00" E by and along the easterly line of said Sargent a distance of 85.18' to the Point of Beginning and containing 3,400 square feet more or less.

Excepting and reserving a strip 5' in width along the southerly line of the above described per said Nickerson plan for the town to widen Loren Street.

The above described being Lot 13 per said Nickerson Plan and a portion of the same as

conveyed to Edgar S. Higgins from George A. Nickerson in a deed dated May 4, 1932 and recorded at the said registry in Book 637 Page 483.

Magnetic North oriented to plan entitled "Final Condominium Plat, Great Haven Town Homes a Condominium" by Shyka, Sheppard & Garster, Land Surveyors and recorded at the said registry in Plan File 36 No. 67.

"Lot 14"

A certain lot or parcel of land with all of the improvements located thereon situated on the northerly side of Loren Street so-called in the town of Bar Harbor, Hancock County, Maine, bounded and described as follows, to-wit:

Beginning at a $3\frac{1}{4}$ " rebar set in the ground with a cap stamped "T.W. Benson PLS #2262" at the northeasterly corner of Lot 13 as shown on a plan entitled "Plan of Land of George A. Nickerson, Hulls Cove, Bar Harbor, Maine", dated April 1931 and recorded on May 23, 1931 at the Hancock Registry of Deeds in Plan File 4, Page 25 and on the southerly line of a lot of land conveyed to Hulls Cove Properties, LLC from Robert Bond in a deed dated August 18, 2005 and recorded at the said registry in Book 4272 Page 113;

thence S $77^{\circ}45'00''$ E by and along the southerly line of said Hulls Cove Properties, LLC a distance of 43.00' to a $3\frac{1}{4}$ " rebar set in the ground with a cap stamped "T.W. Benson PLS #2262" at the northwesterly corner of Lot 15 as shown on said Nickerson plan, also being the northwesterly corner of the Second Lot of the Second Parcel of a deed conveyed to Theodore Higgins from Bertha H. Higgins dated December 27, 1983 and recorded at the said registry in Book 1485 Page 160;

thence S $12^{\circ}15'00''$ W by and along the westerly line of said Lot 15 and the westerly line of the Second Lot of the Second Parcel of said Higgins a distance of 85.00' to a "MAG" nail set in the pavement on the northerly sideline of Loren Street;

thence N $77^{\circ}45'00''$ W by and along the northerly sideline of Loren Street a distance of 43.00' to a $1\frac{1}{2}$ " rebar set flush with the ground with a cap stamped "T.W. Benson PLS #2262" at the southeasterly corner of Lot 13 per said Nickerson plan;

thence N $12^{\circ}15'00''$ E by and along the easterly line of Lot 13 per said Nickerson plan a distance of 85.00' to the Point of Beginning and containing 3,655 square feet more or less.

Excepting and reserving a strip 5' in width along the southerly line of the above described per said Nickerson plan for the town to widen Loren Street.

The above described being Lot 14 per said Nickerson Plan and a portion of the same as conveyed to Edgar S. Higgins from George A. Nickerson in a deed dated May 4, 1932 and recorded at the said registry in Book 637 Page 483.

Magnetic North oriented to plan entitled "Final Condominium Plat, Great Haven Town

Homes a Condominium" by Shyka, Sheppard & Garster, Land Surveyors and recorded at the said registry in Plan File 36 No. 67.

Together with all privileges and appurtenances thereto to the Grantee, its successors and assigns.)

Reference is hereby made to the deed from George A. Nickerson to Edgar S. Higgins, dated May 4, 1932 and recorded in Book 637, Page 483 in the Hancock County, Maine, Registry of Deeds.

The said Edgar S. Higgins died testate on September 29, 1970, a resident of the Town of Bar Harbor, Hancock County, Maine, leaving his widow, Bertha H. Higgins and his only heir-at-law, their son, Richard H. Higgins. An Abstract of the Will of Edgar S. Higgins was certified by the Deputy Register of the Probate Court for Hancock County, Maine on October 28, 1970 and recorded in Book 1107, Page 210 in said Registry of Deeds

The said Bertha H. Higgins, who did not remarry, died testate on February 2, 1985, a resident of said Town of Bar Harbor, leaving her son, the said Richard H. Higgins, as her only heir-at-law. A Certificate and Abstract for the Estate of Bertha H. Higgins under Docket No. 85-79 of the Hancock County, Maine, Probate Court was certified by the Register of Probate for Hancock County, Maine on March 14, 1985 and recorded in Book 1529, Page 405 in said Registry of Deeds.

The said Richard H. Higgins died intestate on September 11, 1997, a resident of said Town of Bar Harbor, leaving his widow, Naomi A. Higgins, and their children, Theodore S. Higgins and Jeanne S. Higgins, as his only heirs-at-law. An Amended Certificate and Abstract for the Estate of Richard H. Higgins under Docket No. 97-443 of the Hancock County, Maine, Probate Court was certified by the Register of Probate for Hancock County, Maine on December 10, 1997 and recorded in Book 2699, Page 246 in said Registry of Deeds.

The said Naomi A. Higgins, who did not remarry, died testate on November 27, 1999, a resident of said Town of Bar Harbor, leaving her said children, the said Theodore S. Higgins and the said Jeanne S. Higgins, as her only heirs-at-law. A Certificate and Abstract for the Estate of Naomi A. Higgins under Docket No. 00-165 of the Hancock County, Maine, Probate Court was certified by the Register of Probate for Hancock County, Maine on May 8, 2000 and recorded in Book 2915, Page 386 in said Registry of Deeds, with a scrivener's error for the middle initial using "S." instead of the correct middle initial of "A."

A Maine Revenue Services Certificate of Discharge of Estate Tax Lien for each of the above-referenced estates for the herein-conveyed premises described as conveyed in the said deed recorded in Book 637, Page 483 in said Registry of Deeds are recorded in said Registry of Deeds as follows:

1. Estate of Edgar S. Higgins, Book 6109, Page 318;
2. Estate of Bertha H. Higgins, Book 6103, Page 279;
3. Estate of Richard H. Higgins, Book 6103, Page 280; and
4. Estate of Naomi A. Higgins, Book 6103, Page 281.

Reference is also hereby made to the Deed of Distribution conveying the above-described premises from Theodore Scott Higgins, Personal Representative of the Estate of Naomi A. Higgins to Theodore S. Higgins and Jeanne S. Higgins, dated as of August 26, 2013 and recorded in Book 6110, Page 316 in said Registry of Deeds.