

QUITCLAIM DEED WITH COVENANT

KNOW, ALL MEN BY THESE PRESENTS, that, **Acadia Community Association**, a Maine non-profit corporation, with a mailing address of c/o Terrance Kelley, P.O. Box 28, Bar Harbor, Maine 04609, for consideration paid, **GRANTS** to **Robert Chaplin**, whose mailing address is PO Box 78, Bar Harbor, ME 04609, with QUITCLAIM COVENANT, a certain lot or parcel of land, together with improvements thereon, situated in the Town of Bar Harbor, County of Hancock, State of Maine, bounded and described in Exhibit A incorporated hereto and made a part hereof.

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

Acadia Community Association has caused this instrument to be signed in its corporate name by Terrance Kelley, its Secretary/Treasurer, duly authorized, this 9th day of August, 2012.

Acadia Community Association

By:

Terrance Kelley, Secretary/Treasurer
Duly Authorized

STATE OF MAINE
COUNTY OF HANCOCK

Aug 9th, 2012.

Personally appeared the above named Terrance Kelley and acknowledged the foregoing instrument to be his free act and deed in his said capacity and free act and deed of Acadia Community Association.

Before me,

Carol J. Pye
Notary Public/Attorney at Law/

CAROL J. PYE

Notary Public, Maine

My Commission Expires January 25, 2015

Notary: Print or Type Name

My Commission Expires:

SEAL

EXHIBIT A

A certain lot or parcel of land, situated in Bar Harbor, County of Hancock, State of Maine, bounded and described as follows, to wit:

Lot No. 27 all as shown and depicted on plan of subdivision entitled "Preliminary Subdivision Plan of Northeast Creek", Sandy Lane, Bar Harbor, Maine, dated January 12, 2007 and recorded in the Hancock County Registry of Deeds at Plan File 36, Nos. 80 and 81 as amended by a plan prepared by Plisga & Day dated May 19, 2011 which plan was approved by the Bar Harbor Planning Board and recorded in Plan File 40 Number 94 of said registry.

The hereinabove described premises are conveyed SUBJECT TO the Restated and Amended Declaration of Protective Covenants and Restrictions of Northeast Creek Neighborhood dated March 5, 2011 and recorded in Book 5587, Page 185 of the Hancock County Registry of Deeds.

The hereinabove described premises is conveyed NOT SUBJECT TO the Declaration of Affordability Covenants dated July 2, 2008 and recorded in the Hancock County Registry of Deeds at Book 5025, Page 63 and by accepting this deed the Grantee herein agrees to abide by the provisions contained in said document.

Subject to those matters as set forth on plans entitled "Site Plan of the Proposed Subdivision Town of Bar Harbor Housing Authority Property" dated January 19, 2007, and recorded in the Hancock County Registry of Deeds at Plan File 36, No. 82 and "Survey Plan Showing Underground Utility Easement Serving the Northeast Creek Subdivision, Bar Harbor Housing Authority", dated December 20, 2007, and recorded in the Hancock County Registry of Deeds at Plan File 37, No. 77.

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