

Initial
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WARRANTY DEED

12848

RICHARD TROTT, ROBERT DORE and DAVID WOODHEAD, Trustees of the Puffin Realty Trust, with an office and place of business at 45 Ohio Street, Bangor, Maine 04401,

for consideration paid,

grant to DAVID W. BAER and JASON REIS whose mailing address is 29 Oakwood Street, East Hartford, Connecticut 06108, as joint tenants, with WARRANTY COVENANTS,

a certain lot or parcel of land located on the westerly side of a private road and/or the westerly side of Tom Leighton Point Road and the easterly side of Pigeon Hill Bay in the town of Milbridge, County of Washington, State of Maine, and identified as Lot 8 on a survey plat entitled "Final Subdivision Plan of Puffin Rock Subdivision, Tom Leighton Point Road, Milbridge, Maine, Washington County" prepared by A.E. Sturgeon and Company and recorded in Map Cabinet 3, Drawer 7, No. 12 of the Washington County Registry of Deeds, said lot being more particularly described below:

Beginning at a 3/4 inch iron rebar set on the westerly boundary line of said road, said iron rebar also marking the northeasterly corner of a parcel of land of Edgar L. and Shara Turner as described in a deed recorded in Volume 1161, Page 091 in the Washington County Registry of Deeds;

thence North 69° 07' 50" West, 425.42 feet along the northerly boundary line of said Turner to an existing iron pin;

thence continuing North 69° 07' 50" West, five (5) feet, more or less, to the high water mark of Pigeon Hill Bay;

thence generally northeasterly, along the high water mark of Pigeon Hill Bay, a distance of 152 feet, more or less, to a point opposite a 3/4 inch iron rebar next described;

thence bearing South 65° 13' 00" East a distance of six (6) feet, more or less, to said last mentioned 3/4 inch iron rebar;

thence continuing South 65° 13' 00" East a distance of 450.00 feet to a 3/4 inch iron rebar on the westerly sideline of said private road;

thence South 36° 34' 00" West, following the westerly sideline of said private road, 61.75 feet to an angle point;

TRANSFER TAX PAID

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thence South 32° 03' 55" West, 58.12 feet to the iron pin set on the westerly boundary line of said road, marking the point or place of beginning.

It is the expressed intent of the grantors and grantees herein that in the event of discrepancy between the description recited herein and the survey plat as drawn, the instructions on the survey plat shall control the scope of the conveyance.

Meaning and intending to convey 1.36 acres, more or less. Also meaning and intending to convey whatever right and/or interests said grantors have to all that area lying between the high water mark and the low water mark of Bobby's Creek formed by an extension of the northerly and southerly boundary lines of the above described lot.

Also conveying, in common with all others entitled to the same, a three (3) rod right of way for all purposes of a right of way, including ingress and egress, by foot or by vehicle, together with the right to install, maintain, repair, and replace utility lines, poles, cables, supports and other appurtenances, above or below ground, in common with the grantors, their successors and assigns, over and across a private road as shown on the above referenced plat and the Tom Leighton Point Road as shown on the above referenced survey plat, the westerly boundary of which is the easterly boundary of the above described parcel of land.

This conveyance is also subject to easements granted by Glenn H. Karseboom to Bangor Hydro Electric Company and New England Telephone and Telegraph Company respectively recorded in Volume 1523, Page 089 and Volume 1549, Page 287 of the Washington County Registry of Deeds. Said easements intended to be available for the use and enjoyment of the grantees as aforesaid, together with all others entitled to the same subject to the terms of the easement holders.

The within conveyed property is subject to the following restrictive covenants associated with all lots of the Puffin Rock Subdivision, as follows:

1. No mobile home shall be permitted upon said lots.
2. No lots of the Puffin Rock Subdivision shall be further subdivided.
3. No commercial use of the property shall be permitted except home occupations, fishing and/or farming enterprises and no such enterprises shall interfere with the residential use and enjoyment of other lot owners within the subdivision.

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4. The exterior of any buildings constructed on said lots shall be completed with appropriate exterior finish within six (6) months of start of construction of said building.

The within conveyed parcel is a portion of that tract of land conveyed by Glenn H. Karseboom to the grantors herein by deed dated June 21, 1993 and recorded in Volume 1855, Page 277 of the Washington County Registry of Deeds.

WITNESS our hands and seals this 19 day of November, 1993.

SIGNED, SEALED and DELIVERED
in presence of

PUFFIN REALTY TRUST

Denise M. Deshane
Witness

By: Richard Trott
Richard Trott, Trustee

Denise M. Deshane
Witness

Robert Dore
Robert Dore, Trustee

Denise M. Deshane
Witness

David Woodhead
David Woodhead, Trustee

STATE OF MAINE
Penobscot, ss.

Nov 19, 1993

Personally appeared the above-named RICHARD TROTT, ROBERT DORE and DAVID WOODHEAD, and acknowledged the foregoing instrument to be their free act and deed individually and their in said capacity.

Before me,

Denise M. Deshane
Notary Public
Denise M. Deshane

My commission Expires 5/21/98

Type or print name of Notary Public

STATE OF MAINE
WASHINGTON CO.
REGISTRY OF DEEDS

DEC 15 1993

Received
at 1 H 05 M P recorded
in Book Page
Attest:

Register

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