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**QUITCLAIM DEED WITH COVENANT**

**JEFFREY S. KAHL**, of Plymouth, State of New Hampshire, for consideration paid, grants to **MOLLY M. KEALY** and **HARVEY E. WALTERS**, both of Arlington, Commonwealth of Virginia, with QUITCLAIM COVENANT, as joint tenants, a certain lot or parcel of land, with any improvements thereon, situated in the Town of Mariaville, County of Hancock, State of Maine, bounded and described as follows:

A certain lot or parcel of land with the improvements thereon situate in Mariaville, Hancock County, State of Maine, more particularly described as follows:

Beginning at the most northerly corner of Lot 16 as shown on a plan entitled "Disposition Plan Property of Champion Realty Corporation" by Plisga & Day Land Surveyors dated May 29, 2002, and recorded in the Hancock County Registry of Deeds Map File 31, Page 6; thence following the northeasterly line of said Lot 16 South 23 degrees, 38 minutes, 00 seconds East a distance of 142.56 feet to the most easterly corner of said Lot 16; thence following the northeasterly line of Lot 15, Lot 14, and Lot 13 South 44 degrees, 53 minutes, 45 seconds East a distance of 200.82 feet to the northeast corner of Said Lot 13; thence following the northerly line of Lot 12, Lot 11, Lot 10 and Lot 9 South 82 degrees, 09 minutes, 30 seconds East a distance of 387.53 feet to a point; thence following the easterly line of lands of Jeffrey S. Kahl as describe in a deed from Lakeville Shores, Inc. dated March 24, 2010, and recorded in the Hancock County Registry of Deeds Book 5388, Page 230 North 00 degrees, 07 minutes, 00 seconds West a distance of 189.33 feet to a point; thence following the northerly line of said Kahl South 77 degrees, 50 minutes, 45 seconds West a distance of 197.78 feet to a point on the centerline of the Hopkins Pond Road (a.k.a. East Hopkins Pond Road); thence following the easterly boundary of said Kahl, being the centerline of the Hopkins Pond Road (a.k.a. East Hopkins Pond Road), in a generally northerly direction a distance of 458 feet, more or less, to a point bearing North 43 degrees, 06 minutes, 30 seconds East from the point of beginning, said point being located North 20 degrees, 05 minutes, 20 seconds West a distance of 454.60 feet from the last referenced point on the centerline of the East Hopkins Pond Road;

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thence South 43 degrees, 06 minutes, 30 seconds West a distance of 340.89 feet to the point of beginning. The above described premises purports to contain 3.4 acres, more or less, of land. No warranty or representation is made by the Grantor concerning quantity of acreage. A sketch of the above described premises is appended for informational purposes.

**EXCEPTING AND RESERVING** to the Grantor, his heirs and assigns, a right of way and easement for utilities as described in Title 33 M.R.S.A. § 458 over the Hopkins Road (a/k/a the East Hopkins Pond Road) as shown on plans recorded in Map File 31, Page 1-12 from Route 9 to the remaining lands of the Grantor as shown on the attached sketch.

**EXCEPTING AND RESERVING** to the Grantor, his heirs and assigns, the right to use for ingress and egress and for utilities as described in Title 33 M.R.S.A. § 458 the gravel roads that are shown on the attached sketch that pass through the above premises to Lots 12, 13 and 14 of Plan Book 31, Page 6 which roads are currently named Paradise Lane and Outlet Cove Road and any other roads shown on the attached sketch of the subject premises

**ALSO CONVEYING** a forty-foot wide easement over the Hopkins Pond Road (a.k.a. East Hopkins Pond Road) as shown on plans recorded in the Hancock County Registry of Deeds Map File 31, Pages 1-12.

The parcel described herein is **SUBJECT TO** the rights of others over the above described forty-foot wide easement over the Hopkins Pond Road (a.k.a. east Hopkins Pond Road).

There is **ALSO CONVEYED** an easement to use the East Hopkins Pond Road extending from the Amherst/Mariaville Town line to Route 9.

The parcel described herein is **SUBJECT TO and TOGETHER WITH:**

- (a) a septic easement appurtenant to Lot 13 and Lot 14 as shown on the plan referenced herein and any rights acquired by Grantor from the owner of Lot 14 including but not limited to the right of indemnification for damage caused by the septic system and leach field. The Grantor herein, his heirs and assigns are free from any requirement to indemnify the Grantees herein for any damage caused by the aforementioned septic system and leach field.
- (b) a pole line rights granted to Union River Electric Cooperative and Union

**River Telephone Company by deed recorded in the Hancock County Registry of Deeds Book 1449, Page 395.**

**Bearings referenced herein are oriented to a plan entitled "Disposition Plan Property of Champion Realty Corporation" by Plisga & Day Land Surveyors dated May 29, 2002, and recorded in the Hancock County Registry of Deeds Map File 31, Page 6. The description for the above described premises was prepared with the assistance of Clark G. Staples, PLS 2332 in November, 2010.**

**As of the date of this conveyance there are no existing structures on the herein conveyed premises. This conveyance is made SUBJECT TO the following conditions and restrictions which are to run with the land and be binding upon the Grantees, their heirs and assigns, and can be enforced by Grantor, his heirs and assigns.**

**Said conditions and restrictions are as follows:**

- 1) The existing roads affecting the premises are shown on the attached sketch. No new road or driveway will be constructed on the property from the East Hopkins Pond Road;**
- 2) All exterior building materials and roofing on new structures will be dark brown, dark gray, dark green, or natural wood;**
- 3) No stormwater runoff shall be allowed beyond the building area footprint of any new structures as required by the Mariaville Shoreline Protection Act of 2009;**
- 4) Any future septic systems or septic-related excavations must be stabilized with mulch, not grass, consistent with state law;**
- 5) All new buildings will remain screened by vegetation from the lake and from the East Hopkins Pond Road; and**
- 6) No new buildings will be constructed on the Northeasterly side of the East Hopkins Pond Road.**
- 7) The above described lot is merged into premises described in deed from Edward M. Thompson and June M. Thompson to Harvey E. Walters and Molly M. Kealy dated September 4, 2008 and recorded in Volume 5067, Page 9 of the**

HANCOCK COUNTY

Hancock County Registry of Deeds. The above lot can never be further divided.

Being a portion of lands described in a deed from Lakeville Shores, Inc. to Jeffrey S. Kahl dated March 24, 2010, and recorded in the Hancock County Registry of Deeds Book 5388, Page 230.

This lot does not constitute a lot for subdivision purposes, as it is being conveyed to abutters Title 30-A M.R.S. § 4401 4.D-6.

Subject to all easements, covenants or restrictions of record.

Grantees' address: 1555 Colonial Terrace, Unit 400, Arlington, VA 22209

WITNESS my hand and seal this 11<sup>th</sup> day of January, 2010.

Witness:

Sara J. Custance

STATE OF NH  
County of Grafton, ss

Jeffrey S. Kahl  
Jeffrey S. Kahl

Date: 1/11/10

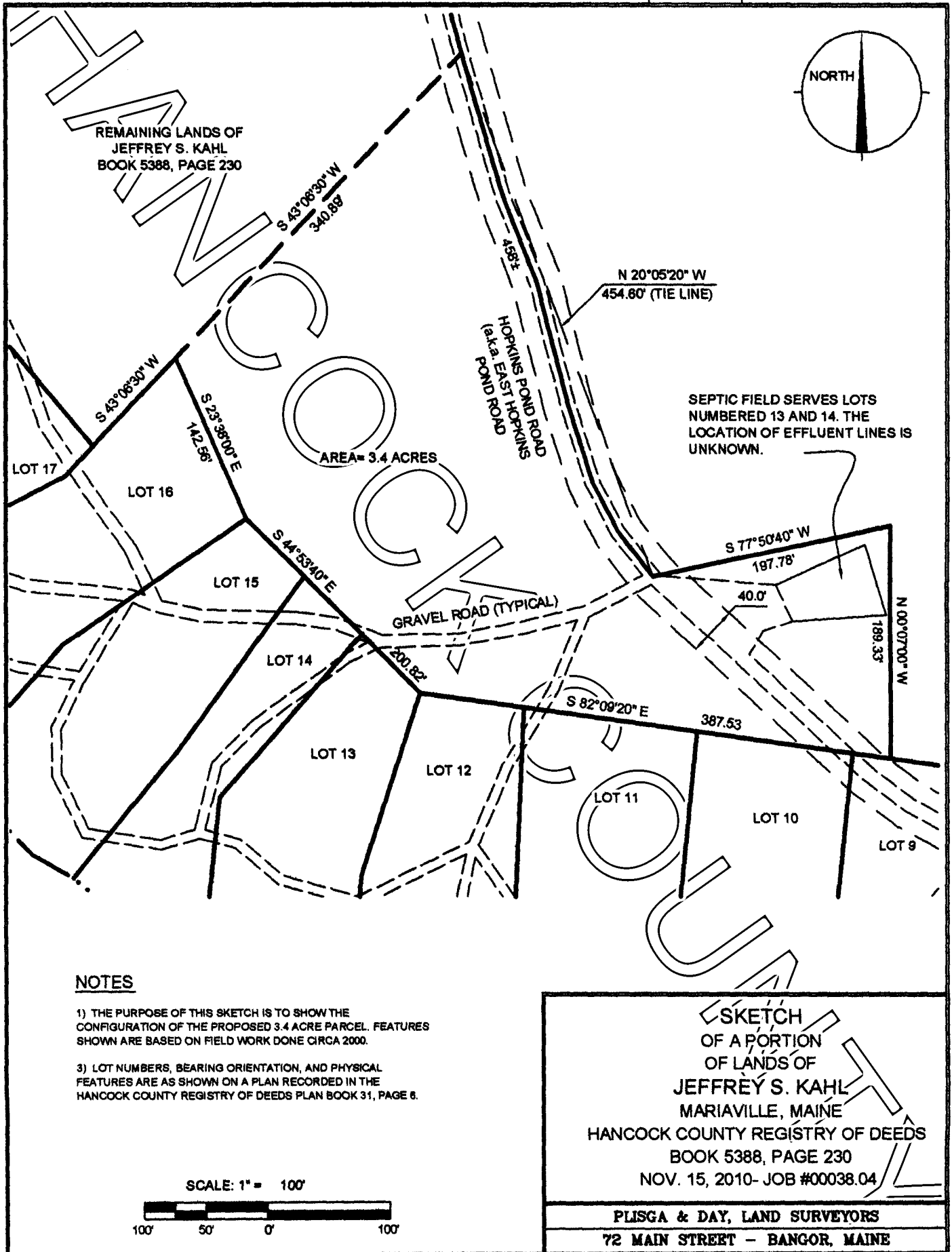
Personally appeared the above-named, Jeffrey S. Kahl and acknowledged the foregoing instrument to be his free act and deed.

Before me, Sara J. Custance  
Name  
Notary Public  
Attorney-at-Law



HANCOCK COUNTY

Exhibit A



SKETCH  
OF A PORTION  
OF LANDS OF  
JEFFREY S. KAHL  
MARIVILLE, MAINE  
HANCOCK COUNTY REGISTRY OF DEEDS  
BOOK 5388, PAGE 230  
NOV. 15, 2010- JOB #00038.04

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PLISGA & DAY, LAND SURVEYORS  
72 MAIN STREET - BANGOR, MAINE

Ret: Hale + Hamlin  
L.D.