

BK: OR 7355 PAGE: 158 # OF PGS: 2
11/08/2024 02:34:37 PM Inst # 2024014282
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX PAID
eRecorded Document

QUITCLAIM DEED WITH COVENANT

DLN: 2046156

H & B REAL ESTATE HOLDINGS, LLC, a Delaware limited liability company with a principal place of business at P.O. Box 321, Bass Harbor, Maine 04653, for consideration paid, grants to **EMILY COOPER** with a mailing address of 26 Gard Boulevard, Tremont, Maine 04653, with Quitclaim Covenant, the land, together with any buildings and improvements thereon, in Tremont, Hancock County, State of Maine, described as follows:

Lot 4 as depicted on the Final Plan of Sophie's Way prepared by T.W. Benson Land Surveying, Inc. dated November 1, 2005 and recorded February 6, 2006 in Plan Book 35, Page 18 of the Hancock County Registry of Deeds.

The property is conveyed subject to and, as applicable, with the benefit of, the terms, conditions, easements, and restrictions described in the deed from Catherine Anne Murray, Trustee of the Catherine Anne Murray Revocable Living Trust Agreement dated April 21, 2006 and Bridget E. Dickson, Trustee of The Bridget E. Dickson Revocable Living Trust dated June 28, 2002 to H & B Real Estate Holdings, LLC dated January 9, 2015 and recorded in Book 6345, Page 308 of the Hancock County Registry of Deeds.

The property is also conveyed subject to the Declaration of Covenants and Restrictions for Sophie's Way, Tremont, Maine dated May 16, 2022 and recorded in Book 7208, Page 274 of the Hancock County Registry of Deeds, and amended by a First Amendment to Declaration of Covenants and Restrictions for Sophie's Way, Tremont, Maine dated August 11, 2023 and recorded in Book 7285, Page 966 of the Hancock County Registry of Deeds.

Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

For grantor's source of title, reference may be had to a deed from Catherine Anne Murray, Trustee of the Catherine Anne Murray Revocable Living Trust Agreement dated April 21, 2006 and Bridget E. Dickson, Trustee of The Bridget E. Dickson Revocable Living Trust dated June 28, 2002 to H & B Real Estate Holdings, LLC dated January 9, 2015 and recorded in Book 6345, Page 308 of the Hancock County Registry of Deeds.

IN WITNESS WHEREOF, H & B Real Estate Holdings, LLC has caused this instrument to be signed as an instrument under seal by Hiram Adelman, its member, hereunto duly authorized, this 5 day of November, 2024.

WITNESSES:

H & B REAL ESTATE HOLDINGS, LLC

By: Hiram Adelman

Hiram Adelman

Its Manager

Hereunto Duly Authorized

STATE OF MAINE
COUNTY OF HANCOCK

November 5, 2024

Then personally appeared the above-named Hiram Adelman and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of H & B Real Estate Holdings, LLC.

Before me,

Diane S. O'Connell
Notary Public/Maine Attorney-at-law

Type or Print Notary Name: Diane S. O'Connell

My Commission Expires: ME Bar II 9-15-25