

BOOK: OR 7120 PAGE:24, # OF PGS: 6  
05/12/2021 02:57:56 PM INSTR#: 2021007208  
JULIE A. CURTIS, REGISTER OF DEEDS  
HANCOCK COUNTY MAINE  
MAINE REAL ESTATE TRANSFER TAX PAID

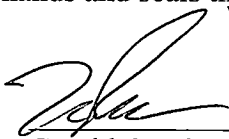
HANCOCK

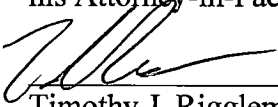
**QUITCLAIM DEED WITH COVENANT**

**GERALD O. RIGGLEMAN**, whose mailing address is 6 Nob Hill Road, Hancock, Maine 04640, **TIMOTHY J. RIGGLEMAN**, whose mailing address is 504 Alabama Road, Towson, Maryland 21204, and **JONATHAN G. RIGGLEMAN**, whose mailing address is 47 Ivan Hoeh, Topsham, Maine 04086, for consideration paid, grant to **SEVEN BELLS, LLC**, a Maine limited liability company having a mailing address of 9 Violas Way, Ellsworth, ME 04605 with QUITCLAIM COVENANT,

A certain lot or parcel of land, together with any buildings thereon, situated in the Town of Hancock, Hancock County, Maine, described and attached hereto as Exhibit A and incorporated herein by reference.

The Grantors have set their hands and seals this 8th day of May 2021.

  
\_\_\_\_\_  
Gerald O. Riggleman, by Timothy J. Riggleman,  
his Attorney-in-Fact

  
\_\_\_\_\_  
Timothy J. Riggleman

\_\_\_\_\_  
Jonathan G. Riggleman

HANCOCK COUNTY

HANCOCK

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A certain lot or parcel of land, together with any buildings thereon, situated in the Town of Hancock, Hancock County, Maine, described and attached hereto as Exhibit A and incorporated herein by reference.

The Grantors have set their hands and seals this 10<sup>th</sup> day of May 2021.

\_\_\_\_\_  
Gerald O. Riggleman, by Timothy J. Riggleman,  
his Attorney-in-Fact

\_\_\_\_\_  
Timothy J. Riggleman

*Jonathan G. Riggleman*  
\_\_\_\_\_  
Jonathan G. Riggleman

COVENANT

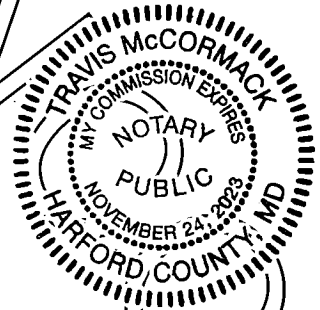
STATE OF Maryland  
COUNTY OF Harford

May 8th, 2021

Personally appeared before me, the above-named **Timothy J. Riggleman**, individually and in his capacity as Agent for **Gerald O. Riggleman**, and acknowledged the foregoing instrument to be his free act and deed.

Travis McCormack  
Notary Public/Attorney at Law

Travis McCormack  
Type/print name of Notary Public  
Commission expires: 11/24/2023



HARFORD COUNTY

STATE OF Maine  
COUNTY OF Sagadahoc

May 6, 2021

Personally appeared before me, the above-named **Jonathan G. Riggleman**, and acknowledged the foregoing instrument to be his free act and deed.

Amanda Favreau  
Notary Public/Attorney at Law

AMANDA FAUREAU  
Type/print name of Notary Public  
Commission expires: Amanda M. Favreau  
Notary Public, State of Maine  
My Commission Expires July 22, 2025



FRANK COCK COUNTY

**EXHIBIT A TO QUITCLAIM DEED**  
**GERALD O. RIGGLEMAN, TIMOTHY J. RIGGLEMAN, and JONATHAN G. RIGGLEMAN**  
**TO**  
**SEVEN BELLS, LLC**  
**PROPERTY DESCRIPTION**

A certain lot or parcel of land, together with the buildings and improvements thereon, situated in the Town of Hancock, County of Hancock, State of Maine, and being more particularly bounded and described in a deed from Marie A. Murphy to Gerald and Cynthia W. Riggleman dated October 11, 2000, recorded at the Hancock County, Maine, Registry of Deeds in Book 2974, Page 53 as follows, to wit:

“Beginning at a no.5 rebar found set on the westerly right of way line of the East Side Road and marking the northeast corner of land described in deed from Elizabeth Moon and Leland W. Murphy and Marie A. Murphy, acknowledged January 19, 1989 and recorded in Hancock County Registry of Deeds in Book 1734, Page 600; thence southerly by and along the westerly right of way line of the East Side Road, aforesaid, 270 feet, more or less, to an 8 inch diameter white birch tree with a no. 6 rebar set adjacent thereto marking the northeast corner of land described in deed from Marie A. Murphy to G. Thomas Bowden, Jr. and Olga L. Bowden, dated January 29, 1993 and recorded in Hancock County Registry of Deeds in Book 2056, Page 49; thence South 87° 00' West by and along land of Bowden aforesaid, 168 feet, more or less, to a utility pole; thence North 26° 00' West by and along land of Bowden, aforesaid, 129 feet, more or less, to a one inch iron pipe found set in a stone wall; thence northeasterly by and along said stone wall, aforesaid, 309.27 feet to point of beginning. Containing one acre, more or less.

Being part of the premises described in the following deeds:

1. Elizabeth Moon to Leland W. Murphy and Marie A. Murphy, acknowledged January 19, 1989 and recorded in Hancock County Registry of Deeds in Book 1734, Page 600;
2. Elizabeth Moon to Leland W. Murphy and Marie A. Murphy, dated September 8, 1989 and recorded in Hancock County Registry of Deeds in Book 1770, Page 21.

Leland W. Murphy died in April of 1992. Reference is made to Hancock County Probate Docket No. 92-175.

The above described premises are conveyed subject to the following conditions (not conditions subsequent) to wit:

1. No single wide mobile home, as defined in 30 M.R.S.A. §4061-A shall be placed on and/or permanently affixed to the lot herein conveyed. Further, no lot owner shall allow the rental of the property, herein conveyed for the purpose of allowing the same to be occupied by a mobile home. Nothing herein shall prohibit the use of the lot herein conveyed for temporary travel trailers or campers.

2. The premises herein conveyed shall be used solely for a single family residential dwelling. The premises shall not be used for conducting or maintaining a commercial enterprise; provided, however, that home occupations conducted solely within the physical confines of the home and not involving the retail sale on the premises of goods or services incident thereto, and the rental of said family residential dwelling for residential purposes only shall not be prohibited.

3. Any single family residential dwelling, together with any accessory structures, constructed on the lot conveyed herein shall be completed within eighteen (18) months from commencement of construction, except where delayed by acts beyond the control of the lot owner. The premises conveyed herein shall be graded and landscaped within three (3) months of the completion of a single family residential dwelling thereon, except where delayed by acts beyond the control of the lot owner.

4. No trash, garbage, refuse, junk automobiles. Or other solid waste shall be maintained or kept on said premises beyond a reasonable period of time necessary to arrange for its removal.

5. No wild animals, livestock, or fowl shall be maintained on the premises herein conveyed. Nothing herein contained shall be construed to preclude the maintenance and keeping of domestic or household pets on the premises.

This conveyance is subject to a right of way for egress and ingress, including travel on foot or vehicles over the existing driveway, as set forth in the aforementioned deed from Marie A. Murphy to G. Thomas Bowden and Olga L. Bowden recorded in Book 2056, Page 49."

Further reference is made to a Life Estate Deed from Gerald O. Riggleman and Cynthia W. Riggleman to Gerald O. Riggleman, Jonathan G. Riggleman, and Timothy J. Riggleman, dated January 18, 2018 and recorded in the Hancock County Registry of Deeds in Book 6908, Page 934.

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