

QUITCLAIM DEED WITH COVENANT

ROGER L. BRIGNULL and DONNA M. BRIGNULL, having a mailing address of 10 Arata Drive, Bar Harbor, Maine 04609, for consideration paid GRANT to 237 SEAWALL ROAD, LLC, a Maine limited liability company, having a mailing address of 237 Seawall Road, Southwest Harbor, Maine 04679, with QUITCLAIM COVENANT, a certain lot or parcel of land, together with any and all structures and improvements situated thereon, and appurtenances thereto, situated in Ellsworth, Hancock County, Maine, and being more particularly described on Exhibit "A" attached hereto.

TOGETHER WITH all rights, easements, privileges and appurtenances belonging to the granted estate.

WITNESS our hands and seals this 1st day of June, 2021.

ROGER L. BRIGNULL

DONNA M. BRIGNULL

STATE OF MAINE
COUNTY OF HANCOCK

Then personally appeared the above named, ROGER L. BRIGNULL and DONNA M. BRIGNULL and acknowledged the foregoing instrument to be their free act and deed.

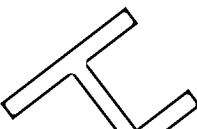
Before me,

My Commission Expires:

Notary Public / Attorney at Law

Print Name / Affix Seal

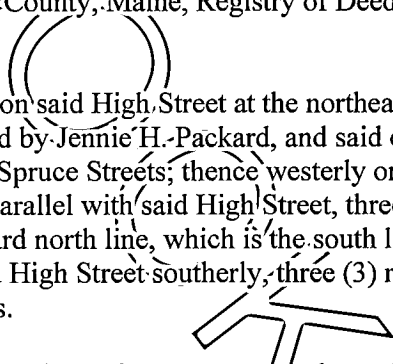
EXHIBIT "A"



Property of Roger L. Brignull and Donna M. Brignull
To be conveyed to 237 Seawall Road, LLC
13 & 15 High Street
Ellsworth, Maine

Certain lots or parcels of land together with any and all structures and improvements situated thereon, and appurtenances thereto, situated in Ellsworth, Hancock County, Maine and being bounded and described as follows, to wit:

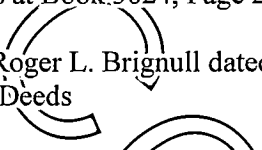
PARCEL ONE: A certain lot or parcel of land together with any and all structures and improvements situated thereon, and appurtenances thereto, situated in Ellsworth, Hancock County, Maine and being the same premises as described in a deed from Shawn Jordan to Roger L. Brignull dated June 22, 2005, recorded in Book 4232, Page 320 of the Hancock County, Maine, Registry of Deeds and which premises are bounded and described as follows, to wit:



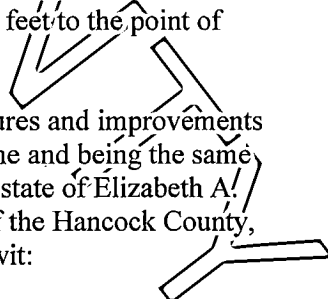
"First Lot: Beginning on said High Street at the northeast corner of the Robert Cole lot, so called, now or formerly owned and occupied by Jennie H. Packard, and said corner being three and one half rods from the intersection of High Street and Spruce Streets; thence westerly on the north line of said Cole or Packard lot, five (5) rods; thence northerly and parallel with said High Street, three (3) rods; thence easterly and parallel to the above mentioned Cole or Packard north line, which is the south line of the lot herein conveyed, five (5) rods to said High Street; thence by said High Street southerly, three (3) rods to the place of beginning, and containing fifteen square rods, more or less.

The herein above described premises are conveyed together with and subject to the rights acquired and granted by virtue of a Boundary Line Agreement between Roger L. Brignull and Shawn Jordan, date April 9, 2003 and recorded in the Hancock County Registry of Deeds at Book 3624, Page 283.

Reference is made to a deed from Shawn Jordan to Roger L. Brignull dated June 22, 2005 and recorded in Book 4232, Page 322 of the Hancock County Registry of Deeds



Second Lot: Beginning at a 3/4" iron rebar set which marks the southwesterly corner of the premises bounded and described in a deed from Robert H. Delafield and Mary R. Delafield to George W. Vittum and Kathryn L. Vittum dated 18 July 1949, recorded in the Hancock County Registry of Deeds at Book 730, Page 178; thence South eighty-four degrees thirty-one minutes twenty seconds West (S. 84° 31' 20" W.) twenty-six and fifty-one one-hundredths (26.51') feet to a 3/4" iron rebar set; thence North six degrees sixteen minutes fifty-one seconds West (N. 6° 16' 51" W.) forty-eight and fifty-five one-hundredths (48.55') feet to a 3/4" rebar set; thence North eighty-four degrees thirty-one minutes twenty seconds East (N. 84° 31' 20" E.) seventeen and fifty-three one-hundredths (17.53') feet to a 3/4" iron rebar set; thence South sixteen degrees forty-four minutes ten seconds East (S. 16° 44' 10" E.) by and along the westerly line of the premises conveyed in a deed from Delafield to Vittum, hereinabove referenced, forty-nine and fifty one-hundredths (49.50') feet to the point of beginning."



PARCEL TWO: A certain lot or parcel of land together with any and all structures and improvements situated thereon, and appurtenances thereto, situated in Ellsworth, Hancock County, Maine and being the same premises as described in a deed from Roger L. Brignull, Personal Representative of the Estate of Elizabeth A. Brignull to Roger L. Brignull dated March 20, 1992, recorded in Book 1919, Page 605 of the Hancock County, Maine, Registry of Deeds and which premises are bounded and described as follows, to wit:

FIRST: Bounded and described in deed from Florence W. Moore to Susanne S. Brown, dated October 8, 1975 and recorded with Hancock County, Maine, Registry of Deeds in Book 1237, Page 61 as follows:

a certain lot or parcel of land with the buildings thereon situated in said Ellsworth, bounded and described as follows:

Beginning at the junction of High and Spruce Street; thence westerly on the northern line of said Spruce Street seven (7) rods, more or less, to the western line fence of this lot as now established at the McFarland lot, so called; thence northerly by said fence and western line three and one-half (3 1/2) rod, more or less, to the south line of the Sarah Moore lot, so called; thence by said south line of the said Moore lot easterly to high Street; thence southerly on the west line of said High Street three and one-half (3 1/2) rods, more or less, to the first mentioned bound.

There is excepted from said premises, however, the land and rights in land taken by the State of Maine for highway purposes described in a Notice of Layout and Taking dated May 17, 1977 and recorded in Book 1287, Page 617 of said Registry of Deeds.

Meaning and intending to convey, and hereby conveying, the same premises described as conveyed in deed from Susanne S. Brown to Roger L. Brignull and Elizabeth A. Brignull, dated July 2, 1984 and recorded with Hancock County Registry of Deeds in Book 1503, Page 461.

SECOND: Bounded and described in deed from Robert L. Grice, et al to Harry S. Jones III, et al, dated September 9, 1982 and recorded with Hancock County Registry of Deeds in Book 1444, Page 575 as follows:

A CERTAIN LOT OR PARCEL OF LAND, with the buildings thereon, situated in Ellsworth, County of Hancock, State of Maine, and bounded and described as follows, to wit:

Beginning on the northerly side of Spruce Street at an iron driven in the ground at the southwest corner of a lot formerly owned by Isaac T. Smith; thence westerly on said northerly line of Spruce Street five rods and one and one-half links to an iron in the ground; thence North nine degrees and thirty minutes West five rods and seventeen links to an iron in the ground; thence North seventy-eight degrees and thirty minutes East Three rods and ten and one-half links to an iron in the ground in the West line of a lot of land formerly of Mrs. Sara Moore; thence South eleven degrees and fifteen minutes East on said Moore's West line two rods and five and one-half links to an iron bolt in the ground at the southwest corner of said Sarah Moore lot; thence North seventy-nine degrees and thirty minutes East one rod and nine links on said Moore's South line to an iron in the ground, said last mentioned iron being three and one-half links North of the stable as it now stands and one and one-half links East of the same; thence South twelve degrees and forty-five minutes East three (3) rods eleven and one-half links to the place of beginning, as surveyed by Ira B. Hagan, Jr., April 15th, 1907."

(3) #1