

QUITCLAIM WITH COVENANT DEED

ANN W. EBELING of Brooksville, Maine, for consideration paid, grant to BHYC NORTH, LLC, a Maine Limited Liability Company, whose mailing address is PO Box 33, Brooksville, Maine 04617, with quitclaim covenant, certain premises in Brooksville, Hancock County, Maine, together with any buildings and improvements thereon, as described in Exhibit "A" attached hereto and incorporated herein by reference.

This conveyance is subject to the terms of a certain Life Lease between the parties of even date, and abstract of which to be recorded after this deed.

WITNESS my hand and seal this 11 day of December, 2018.

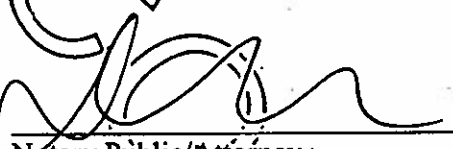
  
ANN W. EBELING

STATE OF MAINE  
Hancock County

Dated: December 11, 2018

Personally appeared the above-named ANN W. EBELING and acknowledged the foregoing instrument to be her free act and deed.

Before me,

  
Notary Public/Attorney

  
(print or type name)

EXHIBIT A - Ann W. Ebeling to BHYC North, LLC  
Property: 1 Steamboat Wharf Road, Brooksville, Maine 04617

A certain lot or parcel of land, together with all improvements and buildings thereon, situated in South Brooksville, Hancock County, Maine, being a *portion of* the "FIRST LOT" described in the deed dated May 17, 1976, from Minnie G. Chatto to Peter Ebeling and Ann W. Ebeling as joint tenants (Peter Ebeling deceased), and recorded in Book 1258, Page 501 of the Hancock County Registry of Deeds, wherein said FIRST Lot is bounded and described as follows:

FIRST LOT: A certain lot or parcel of land, together with the buildings thereon, situated in said Brooksville, bounded and described as follows, to wit:

Beginning at the point of intersection of the center line of State Route #176 with the center line of the Steamboat Wharf Road, so-called, thence southwesterly by and along the center line of said Steamboat Wharf Road, three hundred forty (340) feet more or less; thence North fifty-three degrees twenty-four minutes West (N. 53° 24' W.) sixteen (16) feet, more or less, to an iron bolt set on the westerly side line of said Steamboat Wharf Road at the northeasterly corner of land described in a deed to Alice C. Hersey from Morris H. Chatto, dated August 9, 1962, and recorded in Book 915, Page 226 of the Hancock County, Maine, Registry of Deeds; thence by the same course (North 53° 24' West) by and along the northerly line of said Hersey, seventy (70.0) feet to an iron bolt, thence South thirty-six degrees thirty-six minutes West (S. 36° 36' W.) by and along the northerly line of said Hersey, twenty (20.0) feet to an iron bolt, thence North fifty-three degrees twenty-four minutes West (N. 53° 24' W.) by and along the northerly line of said Hersey, seventy-nine and twelve hundredths (79.12) feet to a drill hole in ledge at the northerly corner of land of Hersey, and on the easterly line of land described in a deed to Ethel Hyde Stearns and Edward Hyde Earle from Morris H. Chatto, dated August 9, 1962, and recorded in Book 916, Page 145 in said Registry of Deeds; thence North thirty-six degrees thirty-six minutes East (N. 36° 36' E.) by and along the easterly line of said Stearns and Earle, twenty (20.0) feet to the most northerly of three drill holes in ledge; thence North fifty-two degrees fifty-two minutes West (N. 52° 52' W.) by and along the northerly line of said Stearns and Earle, seventy-four and seventeen hundredths (74.17) feet to a drill hole in ledge at a corner of land described in a deed to Ethel Hyde Stearns and Nancy Hutton Earle from Minnie G. Chatto, dated July 27, 1965, and recorded in Book 991, Page 497 in said Registry of Deeds; thence North sixty degrees eight minutes East (N. 60° 08' E.) by and along the southeasterly line of said Stearns and Earle, one hundred thirty-six and eighty-eight hundredths (136.88) feet to an iron pipe marking the northeast corner of said Stearns and Earle; thence North twenty-eight degrees thirty-three minutes West (N. 28° 33' W.) by and along the northeasterly line of said Stearns and Earle, one hundred three and twenty-one hundredths (103.21) feet to an iron bolt; thence North eighty-eight degrees fifteen minutes West (N. 88° 15' W.) by and along the northerly line of said Earle and Stearns, thirty-seven and three tenths (37.3) feet to an iron pin set in ledge at the high water mark of Buck's Harbor; thence generally easterly and northerly by and along the high water mark of said harbor to a point which bears South forty-five degrees two minutes West (S. 45° 02' W.) from an iron bolt set in ledge; thence

North forty-five degrees two minutes East (N. 45° 02' E.) eleven (11) feet, more or less, to said bolt in ledge; thence continuing the same course (North 45° 02' East), fifty (50) feet, more or less, to the center line of State Route #176; thence generally southeasterly by and along the center line of State Route #176, three hundred sixty (360) feet, more or less, to the point of beginning, and containing two (2.0) acres, more or less.

Meaning and intending to convey and hereby conveying a portion of the same premises described as conveyed to Morris H. Chatto by deed of Harry M. Chatto, dated November 27, 1961, and recorded in said Registry of Deeds in Book 900, Page 13.

The premises hereinabove described and conveyed are conveyed subject to the rights of the public in and to that portion of said premises lying within the right of way limits of State Route #176 and lying within the right of way limits of said Steamboat Wharf Road.

Further, the premises hereinabove described and conveyed are conveyed subject to a certain right of way described as conveyed to William A. Earle by deed of Melvin D. Chatto dated September 8, 1920, and recorded in said Registry of Deeds in Book 553, Page 252.

The premises hereinabove described and conveyed are also conveyed together with certain water line easements described as conveyed to Minnie G. Chatto by deed of John R. Condon, dated in March of 1965, and recorded in said Registry of Deeds on April 2, 1965, in Book 980, Page 474, and described as conveyed to Minnie G. Chatto by deed of Harry Chatto dated January 31, 1967, and recorded in said Registry of Deeds in Book 1031, Page 230.

Further, together with all of the Grantor's right, title and interest in and to the shore and flats as lie between the side lines of the premises hereinabove described and conveyed and as extended to low water mark.

EXCEPTING from the above described premises a certain lot or parcel of land conveyed by Peter E. Ebeling and Ann W. Ebeling to Basil L. Ladd and Gail G. Ladd dated July 28, 1987 and recorded December 30, 1987 in Book 1675, Page 519 of the Hancock County Registry of Deeds.

SUBJECTO TO and TOGETHER WITH the right of way granted and reserved over the driveway in said deed to Ladd (Book 1675, Page 519)/

③ Ret

Patterson - O'Connell