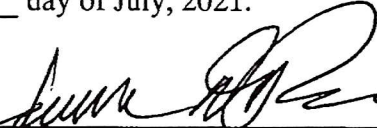


QUITCLAIM DEED with COVENANT

JOSEPH DEPASQUALE AND STEPHANIE DEPASQUALE, with a mailing address of Post Office Box 92, Corea Maine 04624, for consideration paid, grant to **DEBBIE ORLOFF, TRUSTEE OF THE CAPTAIN NEHEMIAH YOUNG FAMILY TRUST DATED JUNE 2021**, with a mailing address of 55 Kingston Street, Exeter, New Hampshire, with QUITCLAIM COVENANT, a certain lot or parcel of land, together with any buildings or improvements thereon, situated in Corea, Hancock County, Maine, bounded and described in EXHIBIT A, attached hereto and made a part hereof.

WITNESS my/our hand(s) and seal(s) this 1st day of July, 2021.


JOSEPH DEPASQUALE


STEPHANIE DEPASQUALE

STATE OF MAINE
COUNTY OF HANCOCK, ss.

July 1st, 2021

Personally appeared the above named, Joseph DePasquale and Stephanie DePasquale, and acknowledged the foregoing instrument to be their free act and deed.

Before Me,

Richard C Cleary
Attorney at Law
Bar ID#: 7730


Notary Public

Printed Name
Commission expiration

Exhibit A

A certain lot or parcel of land, together with any buildings and improvements thereon, situated in Corea, in the Town of Gouldsboro, Hancock County, Maine, bounded and described as follows:

Beginning at a spike set in the west edge of the Crowley Island Road at the northerly most corner of the premises being conveyed and in the south line of premises described in deed from Allison B. Crowley, Personal Representative of the Estate of Burnham A. Crowley, to Allison Crowley dated March 15, 2001, recorded in Book 3038, Page 219 of the Hancock County, Maine, Registry of Deeds;

Thence running South $52^{\circ} 45' 40''$ West, 120 feet to an iron pipe set in the ground; Thence running South $11^{\circ} 45' 10''$ West, 44.14 feet to an iron pipe found set in the ground; Thence running South $55^{\circ} 42' 40''$ West to a point which is the northeasterly corner of premises described in deed from Vincent A. Young to Emmanuel V. Young and Arthur S. Young by deed dated July 26, 1990, recorded in Book 1826, Page 460; Thence turning and running in a southeasterly direction following the easterly line of said premises described in Book 1826, Page 460 and passing through a well situated on the easterly line of real estate of premises described in deed from Amanda C. Dunbar to Earl D. Briggs, Jr. and Morna L. Briggs dated March 5, 1953, recorded in Book 753, Page 313 of said Registry of Deeds; Thence following the easterly line of said Briggs' property southeasterly to an iron pin in the ledge on the southeast corner of the Briggs' driveway and to the northerly line of real estate described in deed from Raymond E. Dunbar, Jr. and Natalie J. Dunbar to Gregory L. Dunbar and Raymond E. Dunbar, III dated November 29, 2000, recorded in Book 2996, Page 1 of said Registry of Deeds; Thence running in a northeasterly direction following the northerly line of said Dunbars to their northeast corner situated in the westerly line of premises described in deed from Chester Twardzicki to Chester Twardzicki and Sharyn A. Twardzicki, Trustees of the Chester Twardzicki Revocable Trust, said deed being dated June 21, 2000, recorded in Book 2930, Page 151 of said Registry of Deeds;

Thence running in a northwesterly direction following the westerly line of said land of Twardzicki to the northwesterly corner of said land of Twardzicki; Thence turning and running in a northerly direction following the northerly line of land of Twardzicki and the northerly line of premises described in deed from Edward P. Hanson and Louise W. Hanson to Richard C. Wilson and Elizabeth A. McPike dated October 17, 2000, recorded in Book 2978, Page 129 of said Registry of Deeds to the western side of the Western Ledge Road, so called; Thence running in a northwesterly direction crossing the Crowley Island Road to the point of beginning.

Source of Grantor's title is Administrator's Deed from Kenneth W. Blaisdell, Administrator of the Estate of Jennie C. Young to Vincent A. Young and Noelle B. Young, as joint tenants, dated November 25, 1959, recorded in Book 852, Page 333 of the Hancock County, Maine, Registry of Deeds. For the common line between property of the property being conveyed and the property of Earl D. Briggs and Morna L. Briggs, see a Boundary Agreement dated August 6, 1997, recorded in Book 2670, Page 159 of said Registry of Deeds.

Said premises are conveyed subject to an easement for access and the transmission of utilities crossing said premises being an extension of the Crowley Island Road and running as presently situated on the face of the earth and providing access to real estate of the Corea Fisherman's Cooperative, Earl D. Briggs, Jr. and Morna L. Briggs, and Emmanuel V. Young and Arthur S. Young, and all others who may have rights thereto.

The premises are also conveyed subject to an easement for a right of way, for all purposes of a way, including the transmission of utilities, 16 feet in width running from the above described easement for the extension of the Crowley Island Road, in a generally northwesterly direction as presently situated upon the face of the earth with the commencing point of the easterly sideline of said right of way being 55 feet easterly from the iron pin in the ledge on the southeast corner of the Briggs' driveway.

Both easements are appurtenant to and provide access and utilities to the real estate of Emmanuel V. Young and Arthur S. Young situated on the shore of Corea Harbor and described in said deed recorded from Vincent A. Young to Emmanuel V. Young and Arthur S. Young dated July 26, 1990, recorded in Book 1826, Page 460 of said Registry of Deeds.

Together with all rights, easements, privileges and appurtenances belonging to the granted estate.

Being all and the same premises as conveyed in a deed from the Estate of Noelle Bernadette Young to Joseph DePasquale and Stephanie DePasquale dated July 12, 2005 and recorded in Book 4245, Page 233 at the Hancock County Registry of Deeds.

HANCOCK COUNTY