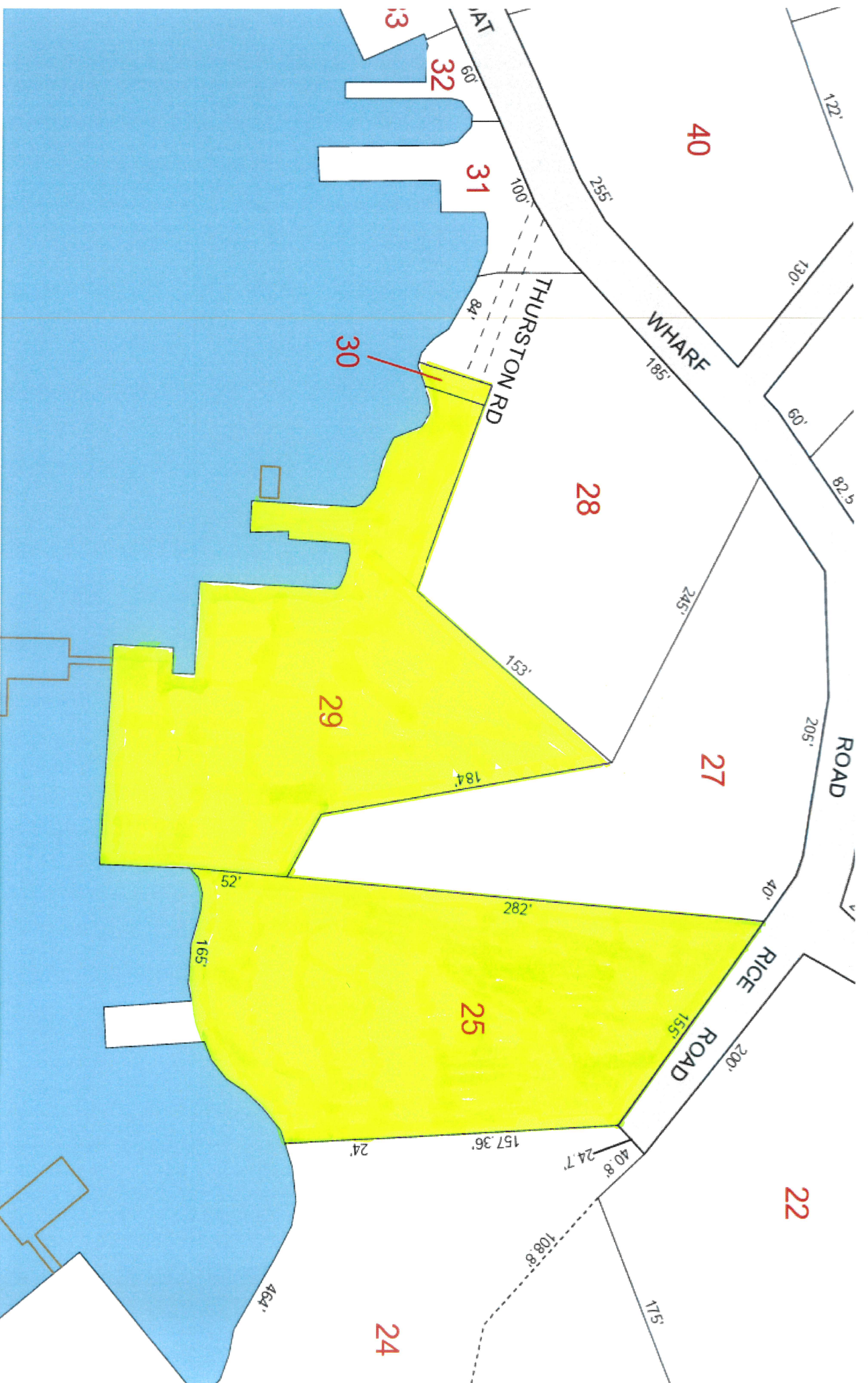




QUITCLAIM DEED WITH COVENANT

DLN: 1001840033267

MICHAEL RADCLIFFE and ELIZABETH WEAVER-RADCLIFFE, both of Southwest Harbor, Hancock County, Maine, for consideration paid, grant to **WOOF WAGON LLC**, a Maine limited liability company with a mailing address at P.O. Box 1188, Southwest Harbor, ME 04679, with quitclaim covenant, a certain lot or parcel of land, with improvements thereon, in the Town of Tremont, County of Hancock, State of Maine, described as follows:

Beginning at a bolt driven into the ground on the Eastern side of the road leading to C. H. Rice's land and running Southeasterly to a spotted spruce tree near the shore; thence by the same course to the waters of Bass Harbor; thence following said waters North to the land of C. H. Rice; thence following said Rice's land and the road leading to said Rice's land to the point of beginning. Containing one acre, more or less.

SUBJECT TO the mortgage granted by Michael Radcliffe and Elizabeth S. Weaver-Radcliffe to The First, N.A. dated December 17, 2012 and recorded in the Hancock County, Maine Registry of Deeds in Book 5951, Page 256.

ALSO SUBJECT TO a License to Use Dock granted by Michael Radcliffe and Elizabeth Weaver-Radcliffe to George Lawson, Jr., Travis Murphy, Dustin Lawson, and Isaiah Gray dated December 24, 2012 and recorded in said Registry of Deeds in Book 5965, Page 244.

ALSO SUBJECT TO an easement granted by Michael Radcliffe and Elizabeth Weaver-Radcliffe to Bangor Hydro Electric Company dated April 8, 2013 and recorded in said Registry of Deeds in Book 6052, Page 169.

For Grantor's source of title, reference may be had to the deed from George G. Lawson and Charlotte M. Lawson to Michael Radcliffe and Elizabeth Weaver-Radcliffe dated December 17, 2012 and recorded in the Hancock County Registry of Deeds in Book 5951, Page 254.

Signatures to follow on next page

IN WITNESS WHEREOF, Michael Radcliffe and Elizabeth Weaver-Radcliffe have hereunto set their hands and seals as of this 24 day of July, 2018.

Michael Radcliffe

Michael Radcliffe

Elizabeth Weaver-Radcliffe

Elizabeth Weaver-Radcliffe

STATE OF MAINE

HANCOCK County

July 24, 2018

Personally appeared the above named Michael Radcliffe and Elizabeth Weaver-Radcliffe, and acknowledged before me the foregoing instrument to be their free act and deed.

Hannah Wilkinson

Notary Public/Attorney

HANNAH WILKINSON
Notary Public, State of Maine
Print or type name as signed
My Commission Expires April 9, 2019

{EP - 02833093 - v1}

2

②

Ret: Eaton Peabody
Ellsworth, ME

PK 1850 PG 498

02107

DEED

MAINE REAL ESTATE
TRANSFER TAX PAID

Lester H. Radcliffe of Box 27, Main Rd., Bernard, ME 04612, (being unmarried) for consideration paid, grants to Michael Radcliffe and Elizabeth Weaver-Radcliffe of 46 Ferry Lane, Saco, Maine 04072, being husband and wife, as joint tenants and not as tenants in common with Warranty Covenants on the First and Fourth Lots described below and Quitclaim Covenants on the Second and Third Lots described below, the following described land in the village of Bernard, Town of Tremont, Hancock County, Maine.

Four certain lots or parcels of land, together with the structures thereon, situated at Bernard in the Town of Tremont, Hancock County, Maine, bounded and described as follows to wit:

FIRST LOT: All and the same premises described as conveyed in the deed from Maurice S. Thurston to Fred W. Thurston dated October 22, 1947, recorded in Book 719, Page 8 at the Hancock County, Maine Registry of Deeds, and therein bounded and described as follows, to wit:

"Beginning at an iron stake near a small spruce tree (near a ledge); thence Southwest half West to what is known as the lower apple tree about eighty-four feet; thence Southwest by South to an iron stake and ringbolt near what is known as the lower willow tree, about fifty-seven feet; thence on the same course Southwest by South seventy-three feet; thence at right angles to low water mark; thence following the line of low water about two hundred ten feet Northeasterly; thence to the place of beginning. Being the Easterly portion of a lot conveyed to Willis Watson by Charles E. Mitchell by deed dated February 2, 1887 and recorded in Book 209, Page 454. Together with a right of way as now used over the Southern part of said lot leading to the County Road."

Fred Thurston conveyed the "First Lot" to Harvey A. Moore and Fred W. Thurston, as tenants in common, by deed dated January 28, 1948 and recorded in Book 743, Page 465 on Sept. 26, 1951. Fred Thurston died testate May 30, 1959 leaving his half interest to his widow (Probate Docket 20387), Rena Thurston, who, in turn, conveyed her interest to Lester Radcliffe on June 16, 1960 by deed recorded in Book 864 at Page 67. Audrey Moore surviving widow of Harvey Moore and daughter of Fred Thurston, released the other half of the "First Lot" to Lester Radcliffe by deed dated Nov. 12, 1982 and recorded in the Hancock Registry of Deeds in Book 1455 at Page 596.

SECOND LOT: All and the same premises described as conveyed in the deed from Maurice S. Thurston to Harvey A. Moore and Lester H. Radcliffe, d/b/a Fred W. Thurston and Company, as joint tenants, dated May 15, 1960, recorded in Book

864, Page 69 at said Registry, and therein bounded and described as follows, to wit:

" A strip of land on the shore, from a ring bolt driven in the ledge, to Charlie Harding's line, along the shore, on which lobster cars may be hauled.

Being bounded on the North by line of land of Maurice S. Thurston, on the East by the low water mark of Bass Harbor, on the south by line of land of Charles Harding; on the west by the Town Road.

Subject, however, to such landing privileges as have been heretofore granted."

THIRD LOT: A lot released to Lester H. Radcliffe, d/b/a The Fred W. Thurston Company, by the Town of Tremont in a deed dated Sept. 11, 1989 and recorded in the Hancock Registry of Deeds in Book 1774 at Page 620, which deed describes the property as:

"In part of Lot 30 in Tremont, Hancock County, Maine, said Lot 30 being shown on Tax Map 17 of said Town, said part herein conveyed being more particularly bounded and described in accordance with a preliminary plan captioned "SURVEY FOR LESTER RADCLIFFE, BASS HARBOR, TREMONT, MAINE" dated April 6, 1989 as follows, to wit:

Beginning at a point at the most northerly corner of the herein conveyed premises on the southeasterly sideline of land described in the below-mentioned deed to MacDuffie recorded in book 1649, page 435 and on the southwesterly sideline of other land of the Grantee herein described in a deed from Edith W. Radcliffe recorded in book 1234, page 200 and near the northwesterly sideline of a right of way leading from Steamboat Wharf Road to the Thurston Wharf; said point of beginning being located forty-eight (48) feet, more or less, and North fifty-one degrees zero minutes West (N. 51° 0' W.) from high water mark of Bass Harbor; thence South fifty-one degrees zero minutes East (S. 51° 0' E.), crossing said right of way but always following said southwesterly sideline of a parcel of land described in said deed recorded in book 1234, page 200, forty-eight (48) feet, more or less, to the high water mark of said Bass Harbor; thence westerly and southwesterly, but always following said high water mark of Bass Harbor, sixty-five (65) feet, more or less, to the southeasterly corner of said Lot 30 on Tax Map 17 and a northeasterly sideline of land described in a deed from the Estate of Margaret F. MacDuffie to John N. MacDuffie, recorded in book 1649, page 435; thence North sixty-six degrees thirty minutes West (N. 66° 30' W.), crossing said right of way but always following said northeasterly sideline of land

BR 1850 PG 500

described in said deed recorded in book 1649, page 435, thirty-three (33) feet, more or less, to the most westerly corner of said Lot 30 and a sideline of land described in said deed to MacDuffie recorded in book 1649, page 435; thence North thirty-nine degrees East (N. 39° E.) seventy-nine (79) feet, but always following a southeasterly sideline of said land described in said deed to MacDuffie to said point of beginning. Meaning to describe all of said Lot 30 located above the high water mark.

RESERVING TO THE GRANTOR AND NOT HEREBY CONVEYING a ten (10) foot wide strip along the southwesterly sideline of said Lot 30, said strip being more particularly described as follows:

Beginning at the southeasterly corner of the above-described parcel of land on the high water mark and on said northeasterly sideline of land described in said deed to MacDuffie, recorded in book 1649, page 435; thence North sixty-six degrees thirty minutes West (N. 66° 30' W.), but always following said northeasterly sideline of MacDuffie, thirty-three (33) feet, more or less, crossing said right of way to the most westerly corner of said Lot 30 and a sideline of land described in said deed to MacDuffie; thence North thirty-nine degrees zero minutes East (N. 39° 0' E.), but always following a southeasterly sideline of said land described in said deed to MacDuffie, ten (10) feet to a point on the westerly sideline of said Lot 30; thence South sixty-six degrees thirty minutes East (S. 66° 30' E.), but always being parallel to and ten (10) feet distant from the southwesterly sideline of said Lot 30 crossing said right of way to the high water mark of Bass Harbor; thence southerly, but always following the high water mark, ten (10) feet, more or less, to said point of beginning.

TOGETHER WITH A RIGHT OF WAY FOR ALL PURPOSES appurtenant to the herein conveyed premises sixteen (16) feet wide across the northwesterly end of said reserved ten (10) foot strip of land.

EXPRESSLY NOT HEREBY CONVEYING any right to land lying below high water mark of Bass Harbor, which land is retained for the benefit of the Grantor herein.

RESERVING TO THE GRANTOR HEREIN a right of way for all purposes appurtenant to said ten (10) foot strip of land to be used in common with the Grantee herein and all those having lawful rights

thereto, in and to said right of way leading from the Steamboat Wharf Road in a northeasterly direction across said MacDuffie land and land described in deeds to Kenneth L. Beal recorded in book 1319 on pages 389 and 391 to the said Lot 30.

It is the intention of the Grantor herein that the public will have access to said reserved ten (10) foot strip over said right of way and access to land below high water mark over the said reserved ten (10) foot strip of land so that the public may continue to use land near the herein conveyed premises but located below high water mark.

The Grantor herein releases any right, title and interest it may hold in land lying northeasterly and within thirty (30) feet of the northeasterly sideline of Lot 30, including land within thirty (30) feet of an extension of said sideline South fifty-one degrees zero minutes East (S.51° 0' E.) to the low water mark of Bass Harbor. "

FOURTH LOT: A certain lot or parcel of land conveyed by John N. MacDuffie by deed dated Sept. 29, 1989 recorded in the Hancock Registry of Deeds in Book 1774 at Page 621. The lot is situated in that portion of the Town of Tremont, Hancock County, Maine, known as Bernard, bounded and described as follows, to wit:

Beginning at a bolt set in the ground at the northeast corner of a lot of land conveyed to Harvey Kelley from Barbara Kenney in a deed dated and recorded in the Hancock County, Maine, Registry of Deeds in Book 1117, Page 143 and on the south line of a lot of land conveyed to Harvey Kelley, Sr. from William R. Harding in a deed dated 1971 and recorded in said Registry of Deeds in Book 1121, Page 131 and being North forty-six degrees no minutes East (N. 46° 00' E.) two hundred seven and fifty-five hundredths (207.55) feet from a bolt found set in the ground on the easterly side of the Steamboat Wharf Road, so-called, on the southeasterly line of said land conveyed to Kelley in Book 1117, Page 143; thence South seventy-six degrees thirty-one minutes fifteen seconds East (S. 76° 31' 15" E.) by and along the southerly line of said land conveyed to Kelley in Book 1121, Page 131, one hundred eighty-four and sixty hundredths (184.60) feet to the northwesterly corner of a lot of land conveyed to Lester H. Radcliffe from Edith W. Radcliffe in the first parcel of a deed dated September 10, 1975 and recorded in said Registry of Deeds in Book 1234, Page 200; thence South fifty-five degrees fifty-two minutes thirty seconds West (S. 55° 52' 30" W.) by and along the westerly line of said land of Radcliffe, seventy-four and no tenths (74.0) feet; thence South thirty-nine degrees West (S.39° W.) by and along said westerly line of land of Radcliffe, fifty-seven and no tenths (57.0) feet to a bolt set in the ground at the northeast corner of the first lot of land conveyed to John N. MacDuffie from Margaret F. MacDuffie (by Personal Representative) in a deed dated April 16, 1987 and recorded in said Registry of Deeds in Book 1649, Page 435 and at the southeast corner of the second lot conveyed to said MacDuffie in said Book 1649, Page 435; thence North

EX 1850 PG 502

thirty-two degrees thirty-five minutes fifty seconds West (N.32° 35' 50" W.) by and along remaining land of said MacDuffie one hundred fifty-two and ninety-three hundredths (152.93) feet to the point of beginning and containing 0.21 acre.

Witness my hand and seal this twenty-fifth day of February, 1991.

Lester H. Radcliffe
Lester H. Radcliffe

State of Maine
County of Hancock, ss

February 25, 1991

Then personally appeared before me the above-named Lester Radcliffe who acknowledged the foregoing instrument to be his free act and deed.

Philip C. Worden
Philip C. Worden, Esq.
Attorney at Law
P. O. Box 1009
Northeast Harbor, Maine 04662

RECEIVED
11 433 AM

FEB 28 1991

REGISTRY OF DEEDS
HANCOCK COUNTY SS.

Deanne Parity
REGISTER