

BK: OR 7429 PAGE: 489 # OF PGS: 2
01/21/2026 12:02:45 PM Inst # 2026000644
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX PAID
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(DLN): 3451670

QUITCLAIM DEED

Brian David Smith, Jr. of Blue Hill, Hancock County, Maine, for consideration paid, grant(s) to **Silas Joseph Bates and Madison Eaton** of Orono, Penobscot County, Maine (whose mailing address is 36 Main Street, Apartment 2, Orono, ME 04473) as **joint tenants** with Quitclaim Covenant, the following described real estate:

See "Exhibit A" Attached

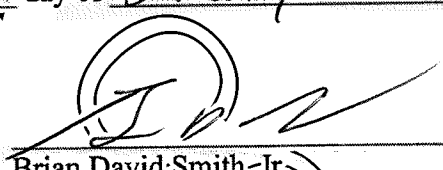
For grantors' source of title, reference may be had to a portion of the deed from Vivian L. Grindle to the grantor(s) herein, dated June 17, 2024, recorded in Hancock Registry of Deeds, Book 7329, Page 552.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness my/our hand(s) and seal(s) this 16 day of January, 2026.

WITNESS:



Brian David Smith, Jr.

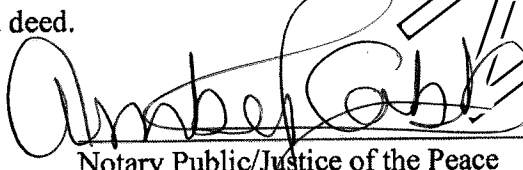
STATE OF MAINE

Penobscot, ss

January 16, 2026

Then personally appeared the above-named Brian David Smith, Jr. and acknowledged the foregoing instrument to be his/her free act and deed.

Before me,



Notary Public/Justice of the Peace
Commission Expiration:

File No.: 2025-5575

Amber L. Cobb
Notary Public, State of Maine
My Commission Expires April 26, 2028

File No: 2025-5575

"Exhibit A"

Certain lots or parcels of land, together with any buildings or improvements thereon, situated in the Town of Blue Hill, County of Hancock, and State of Maine, being more particularly described as follows:

Being Lots 13 and 14 of the revised subdivision plan of "Peters Brook Subdivision for Robert T. Grindle, Turkey Farm Road, Blue Hill, Hancock County, Maine" drawn August 19, 2003 and last revised April 10, 2006 prepared by Sage Collins Surveying, Inc., approved by the Planning Board for the Town of Blue Hill on April 10, 2006 and recorded at the Hancock County Registry of Deeds in Plan File No. 35, No. 63 (the "Peters Brook Plan").

Together with an appurtenant right of way for all purposes of a way including the installation and maintenance of utility services as defined in 33 MRS 458 across a sixty (60) foot wide right of way shown on Lots 2, 11 and 12 on the Peters Brook Plan.

The premises described above (Lots 13 and 14) are conveyed SUBJECT TO the following permanent restrictions (not conditions subsequent) which shall run with the premises:

1. The lots herein shall be for the purposes of a single family residence and commercial or industrial purposes, excepting multi-family residences, apartments buildings, town houses, condominium units, inn, motel and/or bed and breakfast.
2. No buildings or structures of any kind, except for a subsurface waste disposal system, well or fence shall be constructed, placed or maintained within thirty (30) feet of the lot sidelines.
3. No mobile home shall be placed on the lot.

These restrictions are for the benefit of and appurtenant to Lots 1 through 12 of said Peters Brook Subdivision and remaining land of Robert T. Grindle including the Old Town Landfill Site as shown on the Peters Brook Plan.