

DLN: 1002240188741

QUITCLAIM DEED WITH COVENANT

JOSEPH A. PALUGA, having a mailing address of P.O. Box 217, Scipio Center, NY 13147, for consideration paid, grants to **VIRA K. SIEMION** and **MICHAEL A. SIEMION**, with a mailing address of 1 Rodick Street, Bar Harbor, ME 04609, as joint tenants with QUITCLAIM COVENANT, certain real estate situated in the Town of Bar Harbor, Hancock County, Maine, which real estate is more specifically described in Exhibit A attached hereto and made a part hereof.

WITNESS my hand and seal this 25 day of March 2022.

Joseph A. Paluga
Joseph A. Paluga

March 25, 2022

STATE OF NEW YORK
COUNTY OF CAYUGA

Then personally appeared the above-named Joseph A. Paluga and acknowledged the foregoing instrument to be his free act and deed.

Before me,

CALLIE M. PORTER
Notary Public, State of New York
No. 01PC8167014
Qualified in Cayuga County
My Commission Expires May 29, 2023

Callie M. Porter
Notary Public
Callie M. Porter
Printed Name of Notary Public
5-29-2023

My Commission Expires:

EXHIBIT A

(to a deed from Joseph A. Paluga to Vira K. Siemion and Michael A. Siemion)

A certain lot or parcel of land, together with any and all improvements located thereon, situated at 26 Hummingbird Lane, so-called, in Bar Harbor, Hancock County, Maine, and described as follows in a deed from Joseph A. Paluga, Jr., a/k/a Joseph A. Paluga, to Paulette M. Paluga dated June 4, 1985, recorded June 5, 1985 at the Hancock County, Maine, Registry of Deeds in Book 1538, Page 636.

“... a certain lot or parcel of land together with the buildings thereon situated in that part of the Town of Bar Harbor, Hancock County, Maine, known as Eden near Hadley Point, being all and the same premises described as conveyed in the deed dated June 10, 1975, recorded in Book 1220, Page 174 at the Hancock County, Maine, Registry of Deeds, from Everett W. Liscomb and Alice I. Liscomb to Joseph A. Paluga and Paulette M. Paluga, and therein bounded and described as follows, to wit:

‘Beginning at an iron pipe driven into the ground, said iron pipe is located in the northerly side of Bayview Drive and in the easterly side line of land formerly owned by Allen E. Shea, now owned by Pelletier; thence North sixteen degrees thirteen minutes East (N. 16° 13’ E.) but everywhere following the easterly side line of land of Pelletier one hundred thirty-two and three tenths (132.3) feet to an iron pin driven into the ground; thence North twenty-four degrees thirteen minutes East (N. 24° 13’ E.) but everywhere following the easterly side line of land of Pelletier seventy-seven and seven tenths (77.7) feet to an iron pin driven into the ground; North zero degrees fifty-four minutes East (N. 0° 54’ E.) but everywhere following the easterly side line of land of Pelletier ninety-three and four tenths (93.4) feet to a point in the southerly side line of land now or formerly owned by Ambrose J. McKay; thence North eighty-four degrees East (N. 84° E.) but everywhere following the southerly side line of said land of McKay thirty (30) feet to the southeasterly corner of said land of McKay; thence North zero degrees twenty-eight minutes East (N. 0° 28’ E.) but everywhere following the easterly side line of said land of McKay four hundred thirty-two and seven tenths (432.7) feet to an iron pin driven into the ground; thence North zero degrees twenty-eight minutes East (N. 0° 28’ E.) but everywhere following the easterly side line of said land of McKay eighteen (18) feet more or less to high water mark of Frenchman Bay; thence southeasterly but everywhere following high water mark of Frenchman Bay one hundred seventy-five (175) feet, more or less, to a point located in the westerly side line of land now or formerly owned by Paul and Agnes Baker; said point is on a course of North twelve degrees East (N. 12° E.) and five (5) feet distant from an iron pin driven into the ground; thence South twelve degrees West (S. 12° W.) but everywhere following the westerly side line of said land of the Bakers five (5) feet to said iron pin driven into the ground; thence South twelve degrees West (S. 12° W.) but everywhere following the westerly side line of the said land of the Bakers two hundred ninety-three and three tenths (293.3) feet to an iron pin driven into the ground; thence South zero degrees forty-two minutes East (S. 0° 42’ E.) but everywhere following the westerly side line of the said land of the Bakers one hundred thirteen and eight tenths (113.8) feet to an iron pin driven into the ground; thence South twenty degrees twelve minutes West (S. 20°

12' W.) but everywhere following the westerly side line of the said land of the Bakers thirty-six and two tenths (36.2) feet to an iron pin driven into the ground; thence South sixty-one degrees twenty-one minutes West (S. 61° 21' W.) but everywhere following the northwesterly side line of land now or formerly of Wolverton one hundred fourteen and five tenths (114.5) feet to an iron pin driven into the ground; thence South twenty-four degrees thirteen minutes West (S. 24° 13' W.) but everywhere following the westerly side line of the land of the Wolvertons, fifty-nine (59) feet to a point which is located at the southwesterly corner of land of Wolverton; thence continuing on the same course South twenty-four degrees thirteen minutes West (S. 24° 13' W.) but everywhere thirty (30) feet distant from and parallel to the said easterly side line of land of Pelletier eighteen and seven tenths (18.7) feet to a point; thence South sixteen degrees thirteen minutes West (S. 16° 13' W.) but everywhere thirty (30) feet distant from and parallel to the said easterly side line of land of Pelletier one hundred eight (108) feet, more or less, to a point located in the northerly side line of Bayview Drive; thence continuing on the same course South sixteen degrees thirteen minutes West (S. 16° 13' W.) twenty-five (25) feet, more or less, to a point in the center line of said Bayview Drive; thence North eighty-five degrees ten minutes West (N. 85° 10' W.) but always following the said center line of Bayview Drive thirty (30) feet, more or less, to a point which marks the southeasterly corner of said land of Pelletier; thence North sixteen degrees thirteen minutes East (N. 16° 13' E.), but always following the said easterly side line of land of Pelletier twenty (20) feet, more or less, to the point of beginning.

Together with all of the land between high and low water mark extending northeasterly from the northerly side of the above property described as conveyed hereby between an extension of the westerly side line of the said property described as conveyed hereby in a course of North zero degrees twenty-eight minutes East (N. 0° 28' E.) and an extension of the easterly side line of the said above property described as conveyed hereby in a course of North twelve degrees East (N. 12° E.) subject, however, to the rights of the public herein.

The said above property described as conveyed is expressly conveyed subject to the rights of the public in and to any public way crossing the same.

Also the said property described as conveyed is expressly conveyed subject to the rights of way described in the following instruments of record, to wit:

1. Deed from Everett W. Liscomb and Alice I. Liscomb to Paul E. Baker and Agnes Baker dated June 19, 1969, recorded in Book 1080, Page 608 of the Hancock County, Maine, Registry of Deeds.
2. Easement from Everett W. Liscomb and Alice I. Liscomb to Douglas B. Chapman and Wilhelmina H. Chapman dated June 10th, 1975, to be recorded.
3. Deed from Everett W. Liscomb to Allen E. Shea dated October 16, 1968, recorded in Book 1070, Page 21.

4. Deed from Everett W. Liscomb to Allen E. Shea dated April 18, 1969, recorded in Book 1078, Page 238.

5. Deed from Everett W. Liscomb to Roger Wolverton dated June 26, 1970, recorded in Book 1099, Page 391.

6. Deed from Everett W. Liscomb and Alice I. Liscomb to Charles R. McKay and Vanessa M. McKay dated May 13, 1969, recorded in Book 1079, Page 3.

The above property is conveyed expressly subject to the following restriction, not condition subsequent, to be binding upon the Grantees, their heirs and assigns, that the property hereby conveyed shall be used for residential purposes only.”

TOGETHER WITH and **EXCEPTING** the lands exchanged in the Boundary Line Agreement by and between Joseph A. Paluga and John Bernard McKay, as Trustee of the Hadley Point Family Trust, dated June 11, 2018, recorded June 27, 2011 at said Registry of Deeds in Book 6897, Page 120.