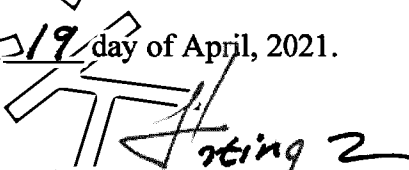


WARRANTY DEED

PETER D. HASTINGS, having a mailing address of Post Office Box 551, Bar Harbor, Maine 04609, for consideration paid, GRANTS to **J.G. MOORE LLC**, a Maine Limited Liability Company, with a mailing address of 1800 Nicholson Lane, Alexandria, Virginia 22302, with WARRANTY COVENANTS, a certain lot or parcel of land, together with the buildings and improvements thereon, situated in Winter Harbor, Hancock County, Maine, being more fully described in Exhibit A attached hereto and made a part hereof.

WITNESS my hand and seal this 19 day of April, 2021.


PETER D. HASTINGS

STATE OF MAINE
COUNTY OF HANCOCK

April 19, 2021

Personally appeared the above-named **PETER D. HASTINGS** and acknowledged the forgoing instrument to be his free act and deed.

Before me,


Diane S. O'Connell
Maine Attorney-at-Law
ME Bar # 9475

EXHIBIT A

Certain lots or parcels of land with improvements thereon, situated in the Town of Winter Harbor, County of Hancock, and State of Maine, as follows, to wit:

PARCEL ONE: Beginning at a point on the southerly side of Main Street, said point marking the Northwest corner of the former A.B. Whitehouse building and on a line between the Whitehouse building and property of the Masonic Building Association; thence running in a general Southeasterly direction, but always following the Northeasterly line of the Masonic Building Association, 65 feet, more or less, to an iron pipe in the Northwest corner of land formerly of Flora W. Gerrish, thence in a general Southerly or Southwesterly direction and continuing to follow the Easterly or Northeasterly line of the Masonic Building Association 39 feet, more or less, to a point marked by a stake set in the ground for a corner; thence in an Easterly or Northeasterly direction 62 feet, more or less, to a point marking the Southwest corner bound of land now of Lawrence E Graffam; thence in a general Northerly or Northwesterly direction and always following the line of land of said Graffam 120 feet, more or less, to the point on the Southerly side of Main Street; thence in a general Westerly or Northwesterly direction along the Southerly side of said Main Street, 39 feet, more or less, to the point or beginning.

SUBJECT TO the eight (8) foot right-of-way described as conveyed to Lawrence E. Graffam by deed dated February 16, 1973 and recorded in the Hancock County Registry of Deeds in Book 1162, Page 90.

EXCEPTING from the above described is the parcel conveyed in a deed from Julie S. Jones to Gillian Newstead LLC dated August 15, 2014 and recorded in Book 6276, Page 269 in the Hancock County Registry of Deeds.

Being a portion of the property conveyed in deed from Mechaley Company Limited Partnership to Julie S. Jones dated September 8, 2008 and recorded in Book 5065, Page 169 in the Hancock County Registry of Deeds.

PARCEL TWO: The land situated on the southeasterly side of Main Street in Winter Harbor, Hancock County, Maine, described as follows:

BEGINNING at a spike set in the sidewalk on the southeasterly sideline of Main Street at the northwesterly corner of land as conveyed in a deed from Mechaley Company Limited Partnership to Julie S. Jones, dated September 8, 2008 and recorded at the Hancock County Registry of Deeds in Book 5065, Page 169;

THENCE South 42 degrees 26 minutes 30 seconds East by and along the southwesterly line of land of said Jones, sixty-five and thirty-three hundredths (65.33) feet to a fence post found flush with the ground;

THENCE South 05 degrees 21 minutes 30 seconds East by and along the westerly line of land of said Jones, five and eighty hundredths (5.80) feet to a one (1) inch iron bolt set in the ground;

THENCE North 42 degrees 26 minutes 30 seconds West by and along the northeasterly line of remaining land of Gillian Newstead LLC, seventy and five hundredths (70.05) feet to a spike set in said sidewalk on the southeasterly sideline of Main Street;

THENCE North 49 degrees 06 minutes 20 seconds East by and along said sidewalk and the southeasterly sideline of Main Street, three and fifty hundredths (3.50) feet to the point of beginning and containing 237 square feet.

BEARINGS in the above described are oriented to Magnetic North 2013.

For source of Grantors' title, reference is made to the deed from Julie S. Jones to Peter D. Hastings dated July 14, 2017, and recorded in the Hancock County Registry of Deeds in Book 6794, Page 30.

Together with any rights remaining as described in the deed from James W. Wescott to Catherine S. Whitehouse dated February 28, 1907, and recorded in Book 437, Page 216.

Subject to the covenants set forth in the deed from Philip A. Whitehouse et. al. to Reynold Daley et. al. dated September 26, 1973, and recorded in Book 1181, Page 413, that no house trailer or mobile home shall be placed or used upon the foregoing parcel of land.