

QUIT-CLAIM DEED WITH COVENANT

KNOW ALL MEN BY THESE PRESENTS, that we, O. PATRICK MAWHINNEY and WESLEY C. MAWHINNEY, of Jonesboro, County of Washington, State of Maine, for consideration paid, grant to ROSS PATRICK MAWHINNEY and ASHLEY M MAWHINNEY, whose mailing address is PO Box 1483, Ellsworth, ME 04605, with QUITCLAIM COVENANT, the land, with any improvements thereon, in Hancock, County of Hancock, State of Maine, as described in Exhibit A attached hereto, incorporated herein and made a part hereof.

Witness our hands this 31 day of May, 2013.

O. Patrick Mawhinney
O. Patrick Mawhinney

Wesley C. Mawhinney
Wesley C. Mawhinney

STATE OF MAINE
HANCOCK, ss.

May 31, 2013

Personally appeared the above named O. Patrick Mawhinney and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public/Attorney at Law

Anne M. Villone

Type or print name of

Notary Public/Attorney at Law

SEAL

Anne M. Villone
Notary Public • State Of Maine
My Commission Expires August 20, 2019

Exhibit A

Description of 4 Acre Lot

Portion of O. Patrick Mawhinney Lot

A certain LOT or PARCEL of land situated on the southerly side of U.S. Route 1, approximately two thousand eight hundred (2,800) feet easterly along Route 1 from its intersection with Peaslee Road, located in the Town of Hancock, Hancock County, Maine, bounded and described as follows, to-wit:

BEGINNING at a No. 6 rebar with I.D. #2099 set in the ground on the southerly sideline of U.S. Route 1 and at the northeasterly corner of remaining land as conveyed in a deed from Jere R. Connolly and Carol A. Connolly to EMCA, Inc., dated May 18, 2001 and recorded at the Hancock County Registry of Deeds in Book 3073, Page 316;

THENCE South 02 degrees 37 minutes 05 seconds West, by and along the easterly line of said remaining land of EMCA, Inc., two hundred fourteen and twelve hundredths (214.12) feet to a one (1) inch iron pipe set in the ground at the easterly corner of land as conveyed in a deed from William E. Kelley and Betty J. Kelly to EMCA, Inc., dated September 10, 2004 and recorded at said Registry in Book 4014, Page 218;

THENCE North 85 degrees 02 minutes 43 seconds West, by and along the southerly line of said land of EMCA, Inc. (Book 4014, Page 218), three hundred fifty-two and seventy-seven hundredths (352.77) feet to a No. 6 rebar with I.D. #2099 set in the ground on the easterly line of land as conveyed in a deed from Margaret W. Farrin, Personal Representative of the Estate of Michael A. Farrin to Margaret W. Farrin, dated September 23, 2003 and recorded at said registry in Book 3755, Page 22;

THENCE South 04 degrees 43 minutes 27 seconds West, by and along said easterly line of land of Farrin and an easterly line of remaining land as conveyed in a deed from Fay R. Sargent to William E. Kelley and Betty J. Kelley, dated September 2, 1983 and recorded at said Registry in Book 1474, Page 650, four hundred (400) feet, more or less, to a northerly line of land as conveyed in a deed from Charles B. Sargent to Alfonse Arminio, dated October 7, 1977 and recorded at said Registry in Book 1300, Page 623;

THENCE in a generally southeasterly direction, by and along said northerly line of land of

Description of 4 Acre Lot
Portion of O. Patrick Mawhinney Lot
Page 2

Arminio, one hundred fifty (150) feet;

THENCE in a generally northeasterly direction, through land of Mawhinney (Book 4028, Page 81), five hundred fifty (550) feet, more or less, to a pin set in the ground at a utility pole;

THENCE in a generally northerly direction, through land of said Mawhinney (Book 4028, Page 81), two hundred thirty-five (235) feet, more or less, to a point on said southerly sideline of U.S. Route 1, which point lies in a generally easterly direction one hundred sixty (160) feet along said southerly sideline of U.S. Route 1 from the point of beginning;

THENCE in a generally westerly direction by and along said southerly sideline of U.S. Route 1, one hundred sixty (160) feet, more or less, to the point of beginning and containing four (4) acres, more or less.

The above described BEARINGS are oriented to Magnetic North 2004. The above description was prepared by Herrick & Salsbury in May of 2013.

TOGETHER WITH a right of way for all purposes of a right of way, including utility services, appurtenant to the above-described parcel, to be used in common with others, twenty-five (25) feet in width, over an existing way from the southerly side of U.S. Rt. 1, so called, and running in a southerly direction.

The above described premises being a PORTION OF the premises as described in a deed from William E. Kelley and Betty J. Kelley to O. Patrick Mawhinney, dated September 28, 2004 and recorded at the Hancock County Registry of Deeds in Book 4028, Page 81. See also deed from O. Patrick Mawhinney to O. Patrick Mawhinney and Wesley C. Mawhinney recorded May 23, 2013 in Book 6040, Page 248 of said Registry.

③ R/Ross Mawhinney