



HANCOCK COUNTY MAINE

**QUITCLAIM DEED with COVENANT**

James Howard King, with a mailing address of PO BOX 1328, Southwest Harbor, Maine 04679, for consideration paid, grants to FREEDOM ENTERPRISES LLC, A MAINE LIMITED LIABILITY COMPANY, with a mailing address of 20 Oak Street, Ellsworth, Maine 04605, with QUITCLAIM COVENANT, a certain lot or parcel of land, together with any buildings or improvements thereon, situated in Southwest Harbor, Hancock County, Maine, bounded and described in EXHIBIT A, attached hereto and made a part hereof.

WITNESS my/our hand(s) and seal(s) this 29<sup>th</sup> day of October, 2019.

Milton Bodic  
Witness

[Signature]  
JAMES HOWARD KING

STATE OF Maine  
COUNTY OF Hancock, ss.

Dated: October 29, 2019

Personally appeared the above named, James Howard King, and acknowledged the foregoing instrument to be his free act and deed.

Before Me,

[Signature]  
Notary Public

Colleen Maynard  
Printed Name

March 29, 2020  
Commission expiration

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Exhibit A

A certain lot or parcel of land, together with any buildings and improvements thereon, situated in Southwest Harbor, Hancock County, Maine, bounded and described as follows:

“Commencing at an iron pipe set in the southwesterly sideline of the Clark Point Road in said Southwest Harbor, said pipe marks the north corner of the land now or formerly of Rusty Anchor, Inc.; thence south forty degrees seven minutes West (S. 40° 07' W.) one hundred thirty (130) feet to an iron pipe; thence north forty-seven degrees one minute west (N. 47° 01' W.) one hundred twenty-seven and nine-tenths (127.9) feet to an iron pipe set in the south corner of the land now or formerly of Henry Linscott, et ux, and the east corner of the land of the Town of Southwest Harbor; thence north forty-five degrees twenty-six minutes east (N. 45° 26' E.) one hundred thirty (130) feet to an iron pipe in the said sideline of the said Clark Point Road; thence south forty-seven degrees east (S. 47° E.) along and by the sideline of said Road one hundred fifteen and eight-tenths (115.8) feet to the iron pipe at the point of beginning. Together with a right-of-way for foot-passage only from the within granted premises, across the land of Douglas E. Beal, Sr. and Joanne M. Beal to the Town of Southwest Harbor parking lot...

This conveyance is made subject, however, to a certain Easement granted by Michael Johnston to Samuel Hughes and Marie L. Hughes, dated January 6, 1978 and recorded in Book 1309, Page 302 of said Hancock County, Maine, Registry of Deeds, to which Easement and the record thereof express reference is hereby made.

This conveyance is also made subject to and with the benefits of an Agreement by and between Douglas E. Beal, Sr. and Joanne M. Beal and Michael Johnston, dated December 31, 1975 and recorded in said Registry of Deeds in Book 1252, Page 346, to which Agreement and the record thereof express reference is hereby made.”

Together with all rights, easements, privileges and appurtenances belonging to the granted estate.

Being all and the same premises as conveyed in a deed from T. Gardiner Brower and Marilyn M. Brower to James Howard King dated January 14, 1993 and recorded in Book 2052, Page 74 at the Hancock County Registry of Deeds.