

QUITCLAIM DEED with COVENANT

ROWAN W. KASE AND NINA M. BARBETTI, with a mailing address of 119 State Highway 3, Bar Harbor, Maine 04609, for consideration paid, grant to **RESTAURANT REALTY LLC**, a Maine limited liability company with a mailing address of PO BOX 10, Bar Harbor, Maine 04609, with **QUITCLAIM COVENANT**, a certain lot or parcel of land, together with any improvements thereon, situated in Bar Harbor, Hancock County, Maine, bounded and described in EXHIBIT A, attached hereto and made a part hereof.

WITNESS our hands and seals this 8th day of December, 2023.

Witness



ROWAN W. KASE

Witness



NINA M. BARBETTI

STATE OF MAINE
COUNTY OF HANCOCK ss.

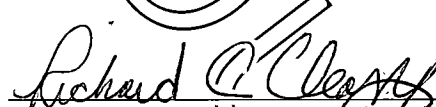
Dated: December 8th 2023

Personally appeared the above named, **ROWAN W. KASE AND NINA M. BARBETTI**, and acknowledged the foregoing instrument to be their free act and deed.

Before Me,

Richard C. Cleary,
Esq.
20 Oak St. Ellsworth, ME
04605

BAR ID#: 7730



Notary Public

Printed Name _____
Commission expiration _____

Exhibit A

A certain lot or parcel of land, together with any buildings and improvements thereon, situated in that part of the Town of Bar Harbor, known as Hulls Cove, County of Hancock, State of Maine, bounded and described as follows, viz:

“Beginning at an iron pipe driven in the ground at or near the easterly side of the Highway leading from Hulls Cove to Salsbury Cove, also being the corner bound of land of Pierce; thence South forty-nine degrees fifteen minutes East but everywhere following line of land of said Pierce one hundred sixty-three feet more or less to a stone bound set in the ground in line of land of said Pierce, being also in line of Lot No. 12 as shown on the map of land at Hulls Cove Point belonging to Lee et als; thence North two degrees thirty minutes East but everywhere following line of said Lot No. 12 (being now land of Barton) one hundred forty-one and six tenths feet more or less to a stone bound set in the ground; thence north fifty degrees thirty minutes west still following line of Lot No. 12 and land now of Barton, one hundred twenty-eight feet more or less to the highway; thence by the highway southerly one hundred twenty-one and seven-tenths feet more or less to the place of beginning. Containing 16,103 square feet more or less. The courses and distances being from survey of E. W. Hill in 1903.”

Subject to Rights and easements granted to Emera Maine in an instrument dated 3/14/2019 and recorded in the Hancock County Registry of Deeds in Book 6954, Page 973.

Being all and the same premises as conveyed in a deed from Karen Kenney to Rowan W. Kase and Nina M. Barbetti dated October 5, 2018 and recorded in Book 6915, Page 829 at the Hancock County Registry of Deeds.

② #1