

17.8 Acres

RELEASE DEED

SCARLET L. KINNEY, of Surry, Maine, with no consideration paid, releases to SCARLET L. KINNEY, of Surry Maine, all of her right, title and interest in and to a certain lot or parcel of land, together with any buildings thereon, situated in the Town of Surry, Hancock County, Maine, bounded and described and attached hereto as Exhibit A and incorporated herein by reference.

Together with the benefits and burdens of all easements, rights and privileges of record affecting the estate herein conveyed.

The grantor, Scarlett L. Kinney hereunto set her hand and seal this 11th day of September, 2023.

Scarlett L. Kinney

STATE OF MAINE
 COUNTY OF HANCOCK

Sept 11, 2023

Personally appeared before me, the above-named Scarlett L. Kinney and acknowledged the foregoing instrument to be her free act and deed.

Lisa J. B. Carter
 Notary Public/Attorney at Law

LISA J. B. CARTER
 Hancock County
 Notary Public, State of Maine
 My Commission Expires Mar. 13, 2025

LISA J. B. CARTER
 Type/print name of Notary Public
 Commission expires: 3-13-25

EXHIBIT A

PROPERTY DESCRIPTION

A certain lot or parcel, without road frontage, said lot being 400 feet westerly of Bear Springs Road, in the Town of Surry, County of Hancock State of Maine, being further described as follows:

BEGINNING at a $\frac{3}{4}$ " rebar previously set in an old rock cairn which marks the westerly most corner of a parcel of land described as "Remaining Land of SCARLET L. KINNEY, Book 1938, Page 223, 24.10+- Acres" on a plan titled "Revision to Bear Springs Subdivision, Surry, Maine" prepared by Richard L. Bowden, PLS, dated November 12, 2023 and recorded in Book 32, Page 28 of the Hancock County Registry of Deeds, which also marks the northeast corner of land of M.E. Astbury & Son, Inc. described in Deed Book 6674, Page 58 of said Registry;

THENCE, North $30^{\circ} 27' 55''$ East, a distance of 660.00 feet to a $\frac{3}{4}$ " rebar previously set at the southwest corner of land now or formerly Erica Garvey and Matthew J. Garvey as described in Deed Book 6960, Page 690 of said Registry;

THENCE, South $59^{\circ} 14' 10''$ East, along the southerly line of said Garvey, a distance of 1192.87 feet to a $\frac{5}{8}$ " capped rebar set (PLS 2365);

THENCE, South $59^{\circ} 14' 10''$ East, along the southerly line of said Garvey, a distance of 1192.87 feet to a $\frac{5}{8}$ " capped rebar set (PLS 2365);

THENCE, South $30^{\circ} 27' 55''$ West, to a $\frac{5}{8}$ " capped rebar set (PLS-2365) on the northerly sideline of said land of Astbury;

THENCE, North $59^{\circ} 14' 10''$ West, along said land of Astbury, a distance of 1192.87 feet to the **POINT OF BEGINNING**.

APPURTENANT TO: A 25 foot-wide right of way, for purposes of way and utilities, from the westerly cul-de-sac of Bear Springs Road, over and across a 4.00 acre lot to be conveyed by Scarlet L. Kinney, said right of way runs northwesterly, southwesterly and westerly to the easterly line of the above described property. Said location of the centerline of said right will follow the centerline to be built.

Containing 17.80 acres, more or less.

The basis of bearings is "Bear Springs Subdivision" dated December 10, 1991, recorded in Plan File 24, Page 194 and prepared by Sage Collins, Maine Professional Land Surveyor #1200.

AMENDED DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS BEAR SPRINGS SUBDIVISION, SURRY, MAINE

This Declaration of Covenants, Conditions and Restrictions made this 6 day of January, 1997, by ELISABETH BIXBY, JOSEPH GARVEY, KATHLEEN M. HALLY, BRIAN FRANCIS HALLY, SERGEI BREUS, SCARLET L. KINNEY, and MARTHA DUNCAN, all of Surry, County of Hancock, State of Maine, hereinafter referred to as "the Declarants"

WITNESSETH

WHEREAS, the Declarants are the sole owners of certain real property situated in Surry, County of Hancock, State of Maine, all as depicted on a Subdivision Plan entitled "Bear Springs Subdivision, Route 176, Surry, Maine", recorded at Plan File 24, No. 194, in the Hancock County Registry of Deeds;

AND WHEREAS, the Declarants desire to provide for preservation of values and amenities of said Subdivision and, to this end, desire to subject the real property described herein to the covenants, restrictions and conditions hereinafter set forth, each and all of which is and are for the benefit of each and every lot and each and every owner thereof.

NOW, THEREFORE, the Declarants hereby state that the real property, being each and every lot depicted on the Subdivision Plan entitled "Bear Springs Subdivision for Elisabeth Bixby, Scarlet L. Kinney & Moira Whalen, Route 176, Surry, Maine" and

Kinney Real Estate- Additional Deed Restrictions -1-

Additional Deed Restrictions Attached to Land in Bear Springs Subdivision
Purchased from Scarlet Kinney

1. There shall be no cutting of trees on the lot measuring 2 ½ feet or more in circumference at a height of four feet from the ground, except for diseased or damaged trees, but limbing or other measures may be taken to maintain the health and beauty of all trees on the lot. Buyers may, however, cut trees as needed to create a house site and/or garden, or as needed for home and garage construction purposes. Small trees 1 ½ feet or less in circumference may be cleared for a walking trail.
NOTE: The purpose of these restrictions is to maintain this land in perpetuity in as natural and ecologically healthy a state as possible.
2. Purchasers will maintain along the joint property line with Seller and/or other lot owners a 10 foot buffer zone in a natural, wooded state (in addition to the 10 feet stipulated in subdivision association agreements, for a total of 20 feet).
3. No debris, trash, or unregistered vehicles will be stored anywhere on the lots.
4. No home shall be visible from inside any other home on any other Lot, unless parties involved agree in writing to make an exception.
5. No exotic or wild animals of any kind shall be kept on the property by property owners as pets or for any other reason.
6. Owners of lots will keep no more than one dog, and will keep the dog under control at all times. No breed of dog whose history as a breed has earned it the reputation of being dangerous to humans or wildlife, specifically, but not limited to, Great Dane, Boxer, Alaskan Malamute, Siberian Husky, Bull Mastiff, Pit Bull, Chow Chow, Doberman Pinscher, German Shepherd, Wolf Hybrid, Rottweiler, Tosa Inu,

Kinney Real Estate- Additional Deed Restrictions -2-

American Bandogge, Cane Corso, Bull Terrier, Rhodesian Ridgeback, Dogo Argentino, Boer Boel, Gull Dong, Basenji, Saint Bernard, American Bulldog, Fila Brasileiro, Perro de Presa Canario, Akita and Akita Inu, Caucasian Ovcharka, and no other individual dog of any breed with a history of aggressive behavior, will be kept on the property.