

QUITCLAIM DEED WITH COVENANT

I, ELIZABETH H. PARSONS, having a mailing address of 16 Rich Brothers Way, Bernard, Maine 04612, for consideration paid, GRANT to JEFFREY L. PARSONS and LYNN A. PARSONS, both having a mailing address of P.O. Box 24, Southwest Harbor, Maine 04679, with QUITCLAIM COVENANT, as JOINT TENANTS, a certain lot or parcel of land together with any and all structures and improvements situated thereon, situated in Tremont, Hancock County, Maine, and being more particularly described on Exhibit "A" attached hereto.

Grantor's source of title is a portion of the premises as described in a deed from R. Pearl Rich, et al to Allen C. Parson, Sr. and Elizabeth H. Parsons, dated July 25, 1951 and recorded in Book 743, Page 294 of the Hancock County, Maine, Registry of Deeds AND a portion of the premises, Third Lot, as described in a deed from Marcia J. Richards to Allen C. Parson, Sr. and Elizabeth H. Parsons, dated December 6, 1985 and recorded in Book 1562, Page 87 of said Registry of Deeds. Allen C. Parsons, Sr. died on June 9, 2009 and Elizabeth H. Parsons is the surviving joint tenant.

This is an intra-family transfer, parent to child.

TOGETHER WITH all rights, easements, privileges and appurtenances belonging to the granted estate.

WITNESS my hand and seal this 1 day of December, 2015.

Elizabeth Parsons
ELIZABETH H. PARSONS

STATE OF MAINE
COUNTY OF HANCOCK

December 1, 2015

Then personally appeared the above named, ELIZABETH H. PARSONS and acknowledged the foregoing instrument to be her free act and deed.

Before me,

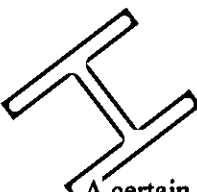
Anthony W. Beardsley
Notary Public

My Commission Expires:

Print Name of Notary Public // Affix Seal /
Anthony W. Beardsley
Notary Public-Maine
Comm. Expires 12/01/19

SEAL

EXHIBIT "A"



A certain lot or parcel of land together with any and all structures and improvements situated thereon situated in Tremont, Hancock County, Maine and being a portion of the premises as described in a deed from R. Pearl Rich, et al to Allen C. Parson, Sr. and Elizabeth H. Parsons, dated July 25, 1951 and recorded in Book 743, Page 294 of the Hancock County, Maine, Registry of Deeds AND a portion of the premises, Third Lot, as described in a deed from Marcia J. Richards to Allen C. Parson, Sr. and Elizabeth H. Parsons, dated December 6, 1985 and recorded in Book 1562, Page 87 of said Registry of Deeds, and which premises are bounded and described as follows, to wit:

Beginning at a 1" iron pipe found on a line of land described in a deed from Estelle B. Habenicht to Allen C. Parsons, Jr. and Jan Parsons dated October 10, 1989 and recorded at the Hancock County Registry of Deeds in Book 1775, Page 653; also see Jan Chambers to Allen Parsons, Jr. in a deed dated March 10, 1999 and recorded at the said Registry of Deeds in Book 2816, Page 433;

Thence N. 75° 20' 16" E., by and along said Parsons' line, a distance of 219.55 feet to a ¾ inch rebar & cap, PLS #2262 set at the northwesterly corner of land described in a deed from said Allen C. Parsons and Elizabeth Parsons to William J. Pelletier, Jr. and Jennifer L. Pelletier, dated December 12, 1986 and recorded in Book 1615, Page 510, and which bears S. 75° 20' 16" W., a distance of 226.15 feet from a 1" iron pipe found at the northeasterly corner of said Pelletier land;

Thence S. 14° 39' 44" E., by and along said Pelletier land, a distance of 80.00 feet to a ¾ inch rebar & cap, PLS #2262 set flush;

Thence S. 52° 50' 16" W., by and along said Pelletier land, a distance of 163.65 feet to a ¾ inch rebar & cap, PLS #2262 set, which bears S. 40° 16' 12" E., a distance of 158.12 feet from the said 1" iron pipe found at the point of beginning;

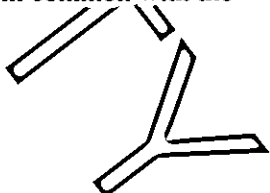
Thence continuing the same distance (S. 52° 50' 16" W.), a distance of 25 feet ± to the centerline of said Richtown Road;

Thence northerly by and along the centerline of said Richtown Road, a distance of 164 feet ± to a point that bears (S. 75° 20' 16" W.) from the point of beginning;

Thence N. 75° 20' 16" E., a distance of 18 feet ± to the point of beginning and containing 0.6 acres, more or less.

That portion of the above described contained within the limits of the said Richtown Road is subject to the rights of the public.

This conveyance is made expressly subject to a right of way for ingress and egress by foot or motor vehicle over the gravel driveway crossing the northwesterly corner of the premises hereinabove conveyed from the easterly side of the Richtown Road to the southerly sideline of Allen C. Parsons, Jr. property as described in Book 2816, Page 433 and Book 1775, Page 653 of the Hancock County, Maine, Registry of Deeds. This right of way may be used in common with the Grantee herein, their heirs and assigns and by Allen C. Parsons, Jr., his heirs and assigns.



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