Bk 3791 Pg230 #26850
11-20-2003 @ 09:58a

QUITCLAIM DEED WITH COVENANT

I, **Linda M. Jorgenson,** formerly Linda H. Smith, of Hancock, County of Hancock, State of Maine, for consideration paid, grant to, **Laurence A. Dykes and Leslieann Dykes**, husband and wife, whose mailing address is 96 Coffin Road, Hancock, ME 04640, with QUITCLAIM COVENANT, as JOINT TENANTS, certain lots or parcels of land, with all buildings thereon, situated in Hancock, County of Hancock, State of Maine, bounded and described in Exhibit A attached hereto and made a part hereof.

MAINE REAL ESTATE TRANSFER TAX PAID

WITNESS my hand this 19th day of November, 2003.

Linda M. Jorgenson

Linda M. Jorgenson

STATE OF MAINE
COUNTY OF HANCOCK

November 19, 2003

Then personally appeared the above named Linda M. Jorgenson and acknowledged the foregoing instrument to be her free act and deed.

Charlotte Boyd SEAL
Notary Public

Charlotte Boyd
Notary Public
My Commission Expires 10-19-10

Type/Print Name of Notary
My commission expires:

Exhibit A

Certain lots or parcels of land situated in Hancock, Hancock County, Maine, bounded and described as follows, to wit:

FIRST PARCEL: beginning at Josiah Cline's west corner, thence north sixty-six degrees west seven rods; thence south forty-seven degrees west thirty-four rods; thence north forty-one degrees west fifty-four rods; thence north twenty-four degrees east ten rods to Wm. Hutchins South corner; thence north sixty-five and one-half degrees east forty-five and one-half rods toa cedar stake; thence north twenty-two degrees west to Mullin's line; thence north sixty-six degrees east to Cline's north line; thence south four degrees west seven rods; thence south twenty-one degrees west on Cline's line one hundred and twenty-five rods to the place of beginning and containing fifty acres, more or less, being the homestead lot of the late Calvin L. Hutchings.

EXCEPTING and reserving certain lots or parcels of land described in the following deeds:

1. Deed from Frederick D. Smith to Donald R. Hobbs et al, dated June 2, 1977 and recorded in the Hancock County Registry of Deeds in Book 1289, Page 219.
2. Deed from Frederick D. Smith to Donald R. Hobbs et al, dated June 1, 1978 and recorded in the Hancock County Registry of Deeds in Book 1320, Page 330.
3. Deed from Frederick D. Smith to Robert W. LaForge et al, dated September 11, 2980 and recorded in the Hancock County Registry of Deeds in Book 1387, Page 182.
4. Deed from Harry R. Keiser to Frederick D. Smith et al, dated January 26, 1981 and recorded in the Hancock County Registry of Deeds in Book 1397, Page 201.

The First Parcel hereinabove described as released is released expressly subject to the right of way described in the abovementioned deed from Frederick D. Smith to Donald R. Hobbs et al, dated June 1, 1978 and recorded in Book 1320, Page 330 of said Registry of Deeds.

The First Parcel hereinabove described as released is released expressly subject to the rights of Robert W. LaForge et al, to take water for residential use from the tiled spring which rights are more particularly set forth in the abovementioned deed from Frederick D. Smith to Robert W. LaForge et al, dated September 11, 1980 and recorded in Book 1387, Page 182 of said Registry of Deeds.

The First Parcel hereinabove described as released is released expressly subject to a boundary line agreement between Carl S. Foss and Frederick D. Smith dated October 2, 1984 and recorded in Book 1522, Page 598 of said Registry of Deeds.

The First Parcel hereinabove described as released is part of premises described in a deed from Thomas Hennessy et al, to Frederick D. Smith dated in the acknowledgement clause June 11, 1974 and recorded in Book 1194, Page 125 of the Hancock County Registry of Deeds.

SECOND PARCEL: Being the same premises described as conveyed in a deed from Donald R. Hobbs and Joan M. Hobbs to Frederick D. Smith dated June 2, 1977, recorded in Book 1289, Page 221 of said Registry of Deeds, in which deed said premises are described as follows:

"Beginning at a bolt driven in the ground at the southwesterly corner of a lot of land described in a deed from Benjamin Joy and Strphen (sic) Joy to Eastman Hutchings, dated November 15, 1848 and recorded in Book 84, Page 499 of the Hancock County Registry of Deeds, now owned by the Grantee herein; thence South 34° 35' East by and along the land of the said Grantee, five hundred sixty-two and ninety-seven hundredths (562.97) feet to the most westerly corner of a lot of land this day conveyed by the Grantee herein to the Grantor; thence South 52° 40' West two hundred fifteen and fifty-five hundredths (215.55) feet to a bolt driven in the ground; thence North 14° 00' West, six hundred twelve and forty-one hundredths (612.41) feet to the point of beginning, and containing one and four tenths (1.4) acres."

THIRD PARCEL: Being the same premises described as conveyed in a deed from Donald R. Hobbs and Joan M. Hobbs to Frederick D. Smith dated June 1, 1978, recorded in Book 1320, Page 333 of said Registry of Deeds, in which deed said premises are described as follows, to wit:

" First Lot: Beginning at an iron post set in the ground marking the Northeast Corner bound of a parcel of land described in deed from Virgie I. Thorsen, Administratrix of the estate of Caroline Louise Emerson, to Donald R. and Joan M. Hobbs in deed dated June 2, 1977 and recorded in Book 1289, Page 223 of the Hancock County, Maine, Registry of Deeds, said point of beginning also being the Southeast corner bound of a parcel of land described in deed from Frederick D. Smith to Donald R. and Joan M. Hobbs dated June 2, 1977 and recorded in Book 1289, Page 219 of said Registry of Deeds; thence South Fifty-Two Degrees Forty Minutes West (S. 52° 40' W.) two hundred fifteen and fifty-five hundredths (215.15)(sic) feet to a stake in the ground; thence North Thirty-Four Degrees Thirty-Five Minutes West (N. 34° 35' W.) three hundred twenty-eight and three hundredths feet (328.03) feet (sic) to an iron bolt; thence North Fifty-Two Degrees Forty Minutes East (N. 52° 40' E.) two hundred fifteen and fifty-five (215.55) hundredths (sic) feet, more or less, to the North line of land as described in deed from Thorsen to Hobbs in Book 1289, Page 223; thence South Thirty-Four Degrees Fifty-Five Minutes East (S. 34° 55' E.) three hundred twenty-eight and three hundredths (328.03) feet along said North line to the place of beginning.

Being a portion of the premises as described in deed from Virgie I. Thorsen, Administratrix of the estate of Caroline Louise Emerson to the Grantors herein dated June 2, 1977, and recorded in the Hancock County, Maine, Registry of Deeds in Book 1289, Page 223.

Second Lot: Beginning at an iron bolt driven in the ground at the most easterly corner of a lot of land described in a deed from Benjamin F. Joy to Emerson G. Joy, dated October 2, 1866 and recorded in Book 128, Page 249 of the Hancock County Registry of Deeds; thence North 52° 40' East by and along the southeasterly line of a lot of land described in a deed from Benjamin Joy and Stephen Joy to Eastman Hutchings, dated November 15, 1848 and recorded in Book 84, Page 499 of said Registry, now owned by the Grantee herein, twenty-four (24) feet more or less to the center line of the Coffin Road, so-called; thence in a northwesterly direction, but always following the center line of the Coffin road (sic), three hundred thirty (330) feet more or less to a

point; thence South 52° 40' West, twenty-six (26) feet more or less, to a bolt driven in the ground; thence continuing the same course (South 50° 40' West) nine and sixty-five hundredths (9.65) feet to the most northerly corner of the above described lot of land this day conveyed by the Grantors herein to the Grantee; thence South 34° 35' East by and along the land of said Grantee, three hundred twenty-eight and three hundredths (328.03) feet to the point of beginning, and containing twenty-five hundredths (0.25) of an acre more or less.

Being a portion of the premises described in Warranty Deed from Thomas Hennessy and Patricia Hennessy to Frederick D. Smith, dated #,#, 1974, and recorded on June 19, 1974 in the Hancock County, Maine, Registry of Deeds in Book 1194, Page 125.

Also being the same premises as conveyed from Frederick D. Smith to Donald R. and Joan M. Hobbs in deed dated June 2, 1977, and recorded in the Hancock County, Maine, Registry of Deeds in Book 1289, Page 219.

The above description is a description following a survey made by Herrick & Salsbury, Inc., of Blue Hill, Maine, dated January, 1976, of the Emerson Lot in Hancock, Maine.

Together with and appurtenant to and for the benefit of both of the lots herein conveyed, a right-of-way, for all purposes of a way, including but not limited to the installation, maintenance and use of any and all utilities, either in, over or under the Coffin road (sic), so-called, said Coffin Road, also known as the C line (sic) Road, so-called, as said road is now located on the face of the earth, to be used in common by the Grantors and Grantee herein, their heirs and assigns forever, said right-of-way leading from the parcels conveyed to Route #182, a Maine State Highway.

Said right-of-way is subject to any rights of the public in and to said right-of-way."

FOURTH PARCEL: Being the same premises described as conveyed in a deed from Evelyn L. St. Amand to Harry R. Keiser dated January 6, 1981, recorded in Book 1397, Page 117 of said Registry of Deeds, in which deed said premises are described as follows, to wit:

"Third Lot – Beginning in the north line of Ebenezer Clark's homestead on the eastern side of the Town Road; thence northerly on said road twenty rods; thence north forty-seven degrees east forty-three and a half rods to a cedar stake; thence south forty-three degrees east twenty-one rods to Cline's line; thence south twenty-five degrees west to Ebenezer Clark's north line; thence north thirty-nine degrees west seven rods to Clark's corner; thence south forty-seven degrees west to the place of beginning, and containing six acres, more or less, and being the same premises conveyed by Nancy Collins to Calvin L. Hutchings by deed dated May 26, 1885, and recorded in Hancock County Registry of Deeds in Book 209, page (sic) 460."

Also being the same premises described as conveyed in a deed from Harry R. Keiser to Frederick D. Smith and Linda H. Smith as joint tenants dated January 26, 1981, recorded in Book 1397, Page 201 of said Registry of Deeds.

FIFTH PARCEL: Map 13, Lot 4A of the Assessors' Tax Maps of the Town of Hancoc. Made by Herrick & Salsbury, Ellsworth, Maine, dated June, 1977; revised April, 1979. Consisting of 31 maps numbered 1 to 31 inclusive, which are on file at the Assessors Office in the Town of Hancock.

Being the EIGHTH PARCEL described in a deed from Frederick D. Smith to Linda H. Smith dated June 30, 1987 and recorded in Book 1645, Page 383 of the Hancock County Registry of Deeds.

EXCEPTING from the five parcels hereinabove described as conveyed, the premises described in a deed from Linda M. Jorgenson to Laurence A. Dykes and Leslieann Dykes dated July 12, 1999 and recorded in Book 2850, Page 168.

Meaning and intending to convey and hereby conveying all of parcels FIRST through FOURTH inclusive, and EIGHTH, described in a deed from Frederick D. Smith to Linda H. Smith dated June 30, 1987, recorded in Book 1645, Page 383, except for that portion of said premises that was previously conveyed by Linda M. Jorgenson to Laurence A. Dykes and Leslieann Dykes by the afore-cited deed dated July 12, 1999, recorded in Book 2850, Page 168.

CK COUNTY

(5) Ret: Hancock