

QUITCLAIM DEED WITH COVENANT

WILLIAM A. FLETCHER III and KAREN P. McBRAYER of Winter Harbor, County of Hancock, State of Maine, grant to, **JOHN BLUMENSTIEL and ANNE MULLEN-BLUMENSTIEL**, husband and wife whose mailing address is 115 Maskwonicut Street, Sharon, MA 02067, with **QUITCLAIM COVENANT**, as **JOINT TENANTS** two certain lots or parcels of land, together with all buildings thereon, situated in Winter Harbor, County of Hancock, State of Maine, and bounded and described as follows, to wit:

MAINE REAL ESTATE
TRANSFER TAX PAID

FIRST LOT: Commencing at the northwest corner of lot owned by Ellwood Sargent and running northerly by east side of road leading from town road to the so called William Rand homestead one hundred sixty-five feet to a cedar stake set in the ditch; thence easterly fifty-seven and one half feet to a cedar stake on a line with west line of land formerly owned by J.A. Stevens; thence southerly on said line fourteen and one half feet to northwest corner of said J.A. Stevens land; thence along said Stevens west line one hundred and fifty-four feet to a cedar stake in a line with said Ellwood Sargent's north line; thence westerly in said Ellwood Sargent's north line eighty-six feet to place of beginning; together with all buildings thereon.

Also a right of way one rod in width extending from the house on the above mentioned lot to the town road.

This lot and right of way being the same as recorded in the Hancock County Registry of Deeds, Book 393, Page 13 and Book 548, Page 474.

Subject to an easement for the installation and maintenance of a water pipe granted by Francis Chase et ux to Albert R. Hallowell et ux by instrument dated August 24, 1956 and recorded in Book 792, Page 93 of said Registry of Deeds.

SECOND LOT: Beginning at the southeastern corner bound of land of Francis Chase, thence easterly forty feet (40') continuing the southern line of said Francis Chase in a straight line; thence northerly to land of Albert Hallowell; thence westerly along the southern boundary line of said Hallowell forty feet (40') to the northeastern corner bound of land of said Francis Chase; thence southerly along the eastern boundary line of said Chase to the place of beginning.

The above described lot is a part of the property described in deed from Jessie R. Small to Grace E. Hanson and Hoel H. Hanson on May 7, 1943, recorded in Hancock County Registry of Deeds in Book 692, Page 162.

The above described two lots being the same premises described in a deed from Jacqueline V. Biggart to William A. Fletcher III and Karen P. McBrayer dated November 1, 2000 and recorded in Book 2985, Page 185 of the Hancock County Registry of Deeds.

Initial AM Initial JB

WITNESS my hand this 21st day of SEPTEMBER, 2001.

[Handwritten signature]
to death

[Handwritten signature] #1
William A. Fletcher III

[Handwritten signature]
Karen P. McBrayer

STATE OF MAINE
COUNTY OF HANCOCK

SEPTEMBER 21, 2001

Then personally appeared the above named William A. Fletcher III and Karen P. McBrayer and acknowledged the foregoing instrument to be their free act and deed.

[Handwritten signature]
Notary Public

GARY R. HUNT
Type/print name of notary

MY COMMISSION EXPIRES JULY 30, 2002

SEAL

[Large diagonal watermark: HANCOCK COUNTY]

HANCOCK COUNTY

Initial
WM
Initial
JB