DRAFT

QUITCLAIM DEED WITH COVENANT

KNOW ALL MEN BY THESE PRESENTS, that We, **WILLIAM J. MURRAY** and **ANDREA T. MURRAY,** with a mailing address of 12 Sundance Lane, Bow, NH 03304, for consideration paid, **GRANT** to **STEPHEN A. MURRAY,** and **REBECCA J. MURRAY,** whose mailing address is 18 Hancock Street, Bar Harbor, ME 04609, with QUITCLAIM COVENANT, as JOINT-TENANTS, a one-half (1/2) interest in and to a certain lot or parcel of land, together with the buildings and improvements thereon, situated in the Town of Bar Harbor, County of Hancock, State of Maine, described in Exhibit A incorporated hereto and made a part hereof.

Together with all rights, easements, privileges and appurtenances belonging to the granted estate.

WITNESS our hands and seals this 3rd day of January, 2008.

William J. Murray

Andrea T. Murray

STATE OF New Hampshire
COUNTY OF Merrimack. January 3, 2008

Personally appeared the above named William J. Murray and Andrea T. Murray and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Notary Public/Attorney at Law

SEAL

Meghan Ireland.
Notary: Print or Type Name
My Commission Expires:

MEGHAN A. IRELAND
Notary Public - New Hampshire
My Commission Expires February 7, 2012

FINAL

EXHIBIT A TO QUITCLAIM DEED WITH COVENANT
FROM WILLIAM J. MURRAY AND ANDREA T. MURRAY
TO STEPHEN A. MURRAY AND REBECCA J. MURRAY

Two certain lots or parcels of land, together with any and all improvements thereon, situated in Bar Harbor, Hancock County, Maine, bounded and described in the deed from Larry W. Maher, Sr. and Phyllis S. Maher to Andrea T. Murray and William J. Murray dated September 5, 2003 and recorded in Book 3749, Page 109 of the Hancock County, Maine, Registry of Deeds as follows:

"Two certain lots or parcels of land, together with the building thereon, situated on the northerly side of Hancock Street, Bar Harbor, Hancock County, Maine, and being more specifically bounded and described as follows:

FIRST LOT: Beginning at a piece of iron pipe driven in the ground in the North line of Hancock Street at the Southwest corner of land now or formerly of the Estate of M.L. Balch; thence North eighty-five degrees forty five minutes West, but everywhere following the North side of Hancock Street forty-five (45) feet to a piece of iron pipe driven in the ground; thence North two degrees fifty-five minutes East sixty-seven and five-tenths (67.5) feet to a piece of iron pipe in the south line of land now or formerly of Savage; thence North eighty-eight degrees thirty minutes East, but everywhere following the south line of said land of Savage and land now or formerly of the estate of M.L. Balch, forty-four and four-tenths (44.4) feet to a piece of iron pipe driven in the ground, said pipe being formerly the Northeast corner of land of Annie E. Barbour; thence South two degrees twenty minutes West, but everywhere following the Western line of said land now or formerly of the Estate of M.L. Balch seventy-one feet to the point of beginning, containing three thousand ninety-five and four hundred seventy-five thousandths (3095.475) square feet, more or less, together with the buildings thereon.

Being the same premises described as conveyed to the said Joseph M. Murray by Belle A. Stevens, by deed dated January #, 1930, recorded in the Hancock County, Maine, Registry of Deeds in Vol. 628, page 335.

SECOND LOT: Beginning at an iron bolt set in the ground in the Northern side of Hancock Street at the southeast corner of a lot now or formerly of Everett K. Brewer; thence following said land now or formerly of Brewer in a northerly direction seventy-six feet more or less to land now or formerly of Edward Swazey and Frances A. Swazey; thence easterly following the southern line of said Swazey's land, seventy-one and one-half feet more or less to the Western line of other property owned now or formerly by said Swazeys and being the Western line of land formerly deeded to Charles H. Rice by Stephen Higgins; thence southerly along said Swazeys western line, seventy-five feet more or less to Hancock Street; thence along the northern side of Hancock Street seventy-three and one-half feet more or less to the place of beginning, together with all the right, title and interest in and to the land adjoining the above described lot on the south, over which said Hancock Street is now laid out.

Being the same premises described as conveyed to the said Joseph N. Murray by Bessie Pocker by deed dated January 29, 1930 and recorded in the Hancock County Registry of Deeds in Vol. 628, page 334.

FIRST LOT and SECOND LOT were described in a Warranty Deed from Joseph N. Murray to Vincent A. Daney, dated February 23, 1946 and recorded on February 25, 1946 in book 704, page 572.

EXCEPTING AND NOT HEREBY CONVEYING a lot of 21.3 square feet described in a deed from Doris A. Daney to Mary J. Dobbs, dated July 30, 1988 and recorded on September 7, 1988 in book 1713, page 396.

TOGETHER WITH a parcel of land and easements described in a deed from Edward A. Raymond et al to Deborah N. Dyer, dated January 11, 1996 and recorded on February 20, 1996 in book 2495, page 61 of said Registry of Deeds and in a deed from Johanne Drolet to Deborah N. Dyer, dated January 27, 1996 and recorded on February 20, 1996 in book 2495, page 64 of said Registry of Deeds.

Reference is made to a deed of distribution from Deborah N. Dyer, Personal Representative of the Estate of Doris A. Daney, to Deborah N. Dyer in her individual capacity, dated November 30, 1995 and recorded on December 5, 1995 in book 2468, page 114 of said Registry of Deeds."

HANCOCK COUNTY

(3) R/mike Ross