

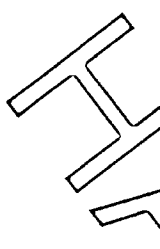
DEED OF DISTRIBUTION

Jean Alice Hauritz, whose mailing address is 234 E. Lakeview Blvd., Priest River ID 83856, duly appointed and acting Personal Representative of the Estate of Margaret Marshall Delehanty, deceased, whose will was duly admitted to probate in the Probate Court for the County of Hancock, State of Maine, by the powers conferred by law, and every other power, (in distribution of the estate), grants to Jean Alice Hauritz, whose mailing address is 234 E. Lakeview Blvd., Priest River ID 83856, being the person entitled to distribution, a certain lot or parcel of land, together with the buildings thereon, situated in Southwest Harbor, Hancock County, Maine, being all and the same premises described as conveyed in the deed from Charles C. Arnold and Grace W. Arnold to Edward J. Delehanty and Margaret M. Delehanty, as joint tenants, dated October 1, 1979, recorded in Book 1361, Page 241 of the Hancock County, Maine, Registry of Deeds as follows:

"a certain lot or parcel of land, together with the buildings thereon, situated in the Town of Southwest Harbor, Hancock County, Maine, and being the same premises conveyed to Stanton R. Eustis and Esther H. Eustis as joint tenants by deed of William W. Flexner et al dated April 30, 1946 and recorded in Book 705, Page 393 of the Hancock County, Maine, Registry of Deeds and being described in said deed as follows, to wit:

'A certain lot or parcel of land situated at Seawall in Southwest Harbor, Hancock County, and State of Maine, and bounded and described as follows to wit:

'Commencing at mean high water mark on the shore of Southwest Harbor at the northeast corner of a lot of land of Alice Lane Taylor; thence north 89 degrees 45 minutes west passing through the center of a wooden post on the bank; thence continuing the same course north 89 degrees 45 minutes west but always following the northerly line of said Taylor land five hundred eighty feet to a stake driven in the ground; thence on same course north 89 degrees 45 minutes west one hundred thirty-six feet to an iron pipe driven in the ground; thence north 5 degrees west two hundred feet to an iron bolt driven in the ground; thence north 87 degrees 10 minutes east but always following the southerly line of land of Amos Dolliver seventy-five feet to an iron bolt driven in the ground; thence north 79 degrees 45 minutes east but always following the southerly line of said Amos Dolliver lot five hundred sixty-seven feet and passing through an iron pipe on the bank to mean high water mark; thence on same course to low water mark; thence by the low water mark in a southerly direction to northerly line of said Taylor lot, thence north 89



degrees 45 minutes west to point of beginning containing four acres more or less. Together with a right of way over a way from the northwest corner of said described lot to the public road, said way to be eighteen feet in width and is described as follows;

Commencing at a bolt marking the northwest corner of said described lot and on line of land of Amos Dolliver; thence South 87 degrees 10 minutes West by the southerly line of said Amos Dolliver's lot to the public highway, said way to be eighteen feet in width over each and every part and the northern line of said way is the southerly line of land of Amos Dolliver, said way to be appurtenant to each and every part of said described lot, and to be used in common and for all purposes of a way by the Grantors and Grantees, their heirs and assigns and all persons who may in the future have similar rights over said way. Also the right to lay and maintain water pipes along or under said way, also the right to maintain poles, fixtures and wires for carrying electricity, said poles to be used to carry wires for telephone service, all of the above to be done in a way so as not to interfere with travel over said way as provided by the Revised Statutes of Maine.

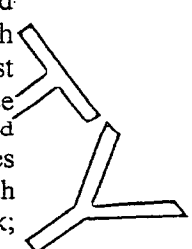
Subject to the provisions in the conveyance of the above described premises from Mattie I. Dolliver to the Grantors herein dated January 12, 1935, and recorded in the office of the Registry of Deeds of Hancock County, Maine, recorded February 8, 1935 at 9:00 A.M. and recorded in Book 647 of Deeds at page 164, as follows:

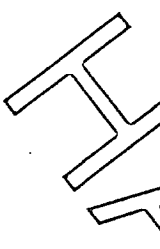
"The Grantor, her heirs or assigns shall not be liable for any expense in the building and keeping in repair of said way, unless she or those holding under her desire to use the same in the future."

The above described premises are hereby conveyed subject to a power line easement conveyed to the Bangor Hydro-Electric Company by deed of the said Stanton R. Eustis dated April 7, 1950."

EXCEPTING HEREFROM AND NOT HEREBY CONVEYING a certain lot or parcel of land, together with the buildings thereon, situated in said Southwest Harbor, being all and the same premises described as conveyed in the deed from Edward J. Delehanty and Margaret M. Delehanty to Charles I. Thompson, Jr. and Judith J. Thompson dated September 18, 1981, recorded in Book 1417, Page 524 of said Registry of Deeds as follows:

"Beginning at a stone bound set into the ground on the southerly side line of land now or formerly owned by Hulbert; thence North seventy-eight degrees sixteen minutes East (N. 78° 16' E.), but always following the southerly side line of the said land now or formerly owned by Hulbert, twenty (20) feet, more or less, to the high water mark of the tidal waters of the Atlantic Ocean; thence continuing on the last mentioned course (N. 78° 16' E.) to low water mark of the said tidal waters; thence in a general southerly direction, but always following low water mark, one hundred fifteen (115) feet, more or less, to a point which bears North seventy-four degrees fifteen minutes East (N. 74° 15' E.) of a re-bar driven into the ground; thence South seventy-four degrees fifteen minutes West (S. 74° 15' W.) to high water mark;





thence continuing on the last mentioned course (S. 74° 15' W.) eighteen (18) feet, more or less, to the last mentioned re-bar driven into the ground; thence continuing on the last mentioned course (S. 74° 15' W.) one hundred (100) feet to a re-bar driven into the ground; thence continuing on the last mentioned course (S. 74° 15' W.) one hundred two and six tenths (102.6) feet to a re-bar driven into the ground; thence North sixty-four degrees fifty-eight minutes West (N. 64° 58' W.) sixty-two and eight tenths (62.8) feet to a re-bar driven into the ground; thence North thirty-two degrees fifty-eight minutes West (N. 32° 58' W.) sixty-eight and one tenth (68.1) feet to a re-bar driven into the ground on the southerly side line of the said land now or formerly owned by Hulbert; thence North seventy-eight degrees sixteen minutes East (N. 78° 16' E.), but always following the southerly side line of the said land now or formerly owned by Hulbert, two hundred fifty-nine (259) feet to the said stone bound set into the ground being the point of beginning. Containing, exclusive of the area between high and low water marks, 0.7604 acre.

That portion of the herein conveyed premises lying between high and low water marks is hereby conveyed subject to the rights of the public therein.

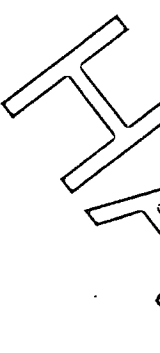
The above-described premises are depicted as Parcel #2 shown on the survey entitled 'Plan Showing Property at Southwest Harbor, Maine for Edward J. Delahanty,' dated May, 1981 and prepared by Robert Raynes, R.L.S. recorded herewith in the Hancock County, Maine, Registry of Deeds in File No. 17, Page 156.

Together with, and as appurtenant to the above-described premises, the right, privilege and easement, to be used in common with the Grantors herein, their heirs and assigns, and others having similar rights therein, to pass and repass on foot and with vehicles at any and all times for the purposes of ingress and egress, and to construct, lay, relay, repair, maintain, replace, and remove water and other utility pipes and mains, and utility poles and wires with all necessary fixtures and appurtenances upon, under or over a strip of land eighteen (18) feet wide as shown on said survey leading easterly from Route 102A to the westerly sideline of the above-described premises. The herein Grantors and the herein Grantees agree to share equally in the cost to maintain the said right of way.

The herein conveyed premises being a portion of the premises described as conveyed in a deed dated October 1, 1979, recorded in Book 1361, Page 241 at the said Registry of Deeds from Charles C. Arnold et ux to the herein Grantors.

The herein conveyed premises are hereby conveyed subject to the easement dated April 7, 1950, recorded in Book 734, Page 13 at the said Registry of Deeds from Stanton R. Eustis to the Bangor Hydro-Electric Company.

By the acceptance of this deed and as partial consideration therefor, the herein Grantees agree, for themselves, their heirs and assigns, that:

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- (1) The herein conveyed premises will be used solely for a single family residence;
 - (2) No commercial activity will be conducted on or from the herein conveyed premises; and
 - (3) No mobile or mobile type home, designed for use with or without wheels, will be placed or erected on the herein conveyed premises.

The foregoing restrictions shall run with the land herein conveyed and shall inure to the benefit of the Grantors' remaining land described as conveyed in the said deed recorded in Book 1361, Page 241 at the said Registry of Deeds.

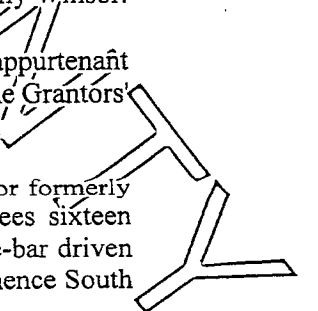
As partial consideration for this deed, the herein Grantors agree for themselves, their heirs and assigns that:

- (1) No commercial activity will be conducted on or from the Grantors' remaining land described as conveyed in the said deed recorded in Book 1361, Page 241 at the Hancock County, Maine, Registry of Deeds;
- (2) No mobile or mobile type home, designed for use with or without wheels, will be placed or erected on the Grantors' said remaining land;
- (3) No structure shall be placed, erected or maintained on that portion of the Grantors' above-mentioned remaining land which is situated within fifty (50) feet of the herein conveyed 0.7604 acre parcel of land;
- (4) No more than one (1) single family residence, together with appurtenant outbuildings, shall be placed, erected or maintained on that portion of the Grantors' remaining land situated easterly of the following described line, to wit:

Beginning at a point on the southerly side line of the said land now or formerly owned by Hulbert at a point which bears South seventy-eight degrees sixteen minutes West (S. 78° 16' W.) of and fifty (50) feet distant from the re-bar driven into the ground at the northwest corner of the said .7604 acre parcel; thence South twenty-four degrees twenty-five minutes East (S. 24° 25' E.) (said course being based upon magnetic north in 1954) two hundred forty-five (245) feet, more or less, to a point on the northerly side line of land now or formerly owned by Sally Winsor.

- (5) No more than one (1) single family residence, together with appurtenant outbuildings, shall be placed, erected or maintained on that portion of the Grantors' remaining land situated westerly of the following described line, to wit:

Beginning at a point on the southerly side line of the said land now or formerly owned by Hulbert at a point which bears South seventy-eight degrees sixteen minutes West (S. 78° 16' W.) of and fifty (50) feet distant from the re-bar driven into the ground at the northwest corner of the said .7604 acre parcel; thence South



twenty-four degrees twenty-five minutes East (S. 24° 25' E.) (said course being based upon magnetic north in 1954) two hundred forty-five (245) feet, more or less, to a point on the northerly side line of land now or formerly owned by Sally Winsor.

The foregoing restrictions shall run with the Grantors' said remaining land and shall inure to the benefit of the herein conveyed 0.7604 acre parcel of land."

Margaret M. Delehanty acquired her title by the following deeds:

- (1) From Charles C. Arnold and Grace W. Arnold to Edward J. Delehanty and Margaret M. Delehanty, dated October 1, 1979 and recorded with said Registry of Deeds in Book 1361, Page 241; and
- (2) From Edward J. Delehanty to Margaret M. Delehanty, dated February 10, 1993 and recorded with said Registry of Deeds in Book 2060, Page 18.

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

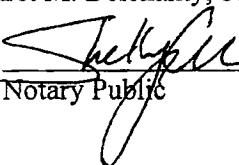
WITNESS my hand and seal in my aforesaid capacity this 17th day of July, 2018.


Jean Alice Hauritz, Personal Representative
of the Estate of Margaret M. Delehanty

Washington
STATE OF ~~IDAHO~~
COUNTY OF Fend Oivelle

July 17th, 2018

Personally appeared the above named Jean Alice Hauritz and acknowledged the foregoing instrument to be her free act and deed in her capacity as Personal Representative of the Estate of Margaret M. Delehanty, before me,


Notary Public

