

BK: OR 7371 PAGE: 364 # OF PGS: 7
02/24/2025 03:00:33 PM Inst # 2025001961
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX NOT PAID
eRecorded Document

Prepared by and Please Return to:

Brian E. Raftery
1221 Avenue of the Americas
New York, NY 10020

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MAINE CORRECTIVE QUIT CLAIM DEED

Deed Affecting Prior Deed in Book 7242, Page 997

STATE OF NEW YORK

COUNTY OF NEW YORK

This Corrective Deed is made on this 12th day of September, 2024, by KENNETH JOSEPH VOLK, residing at 622 Rt. 523 N. County of Hunterdon, City of Whitehouse Station, State of New Jersey, and PATRICIA NIEMAN, residing at 15891 Catalpa Cove Dr., County of Lee, City of Fort Myers, State of Florida (hereinafter known as the "Grantor(s)"), as joint tenants, to KENDRA LAUREL VOLK DOWLING and BRIAN E. RAFTERY, Trustees, or their successors in Trust, of the KV MAINE TRUST dated October 10, 2022.

WHEREAS, Grantor conveyed to Grantee by quit claim deed without covenant real property described in the deed, which was dated October 10, 2022, and recorded in book 7242, on page 997, in the office of the recorder of deeds to Hancock County, Maine; and

WHEREAS, a copy of the deed is attached hereto as **Exhibit A**, and made a part of this instrument as fully and to the same effect as if set forth in this instrument in its entirety, and

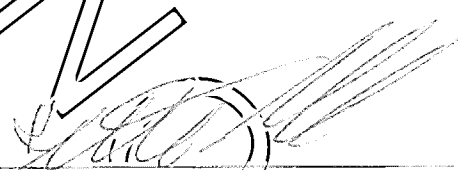
WHEREAS, in the deed incorporated into this deed, by mistake of the parties, the words "KV MAIN TRUST" were set forth as part of the Grantee's name instead of the words "KV MAINE TRUST", which were in fact intended by the parties and which would adequately express the name of the Grantee and thus the agreement between them; and

WHEREAS to prevent future difficulties, and to permit recordation of a deed that reflect the true agreement between the parties in every respect, the parties desire to correct the described errors;

NOW, THEREFORE, Grantor, in consideration of \$1.00, and for other good and valuable

consideration, the receipt of which is acknowledged, Grantor, conveys and quitclaims to Grantee the real estate, situated in the County of Hancock, Maine, described in **Exhibit B** annexed hereto.

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.


KENNETH JOSEPH VOLK
622 Rt. 523 N.
Whitehouse Station, NJ 08889

STATE OF NEW YORK

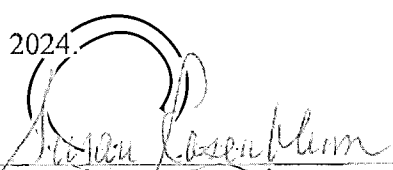
COUNTY OF NEW YORK

ss:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KENNETH JOSEPH VOLK whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 12th day of September, 2024.

SUSAN ROSENBLUM
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RO8427847
Qualified In Kings County
Certificate Filed In New York County
Commission Expires January 3, 2026


Notary Public

My Commission Expires:

January 3, 2026

[Remainder of page intentionally left blank.]


PATRICIA NIEMAN
15891 Catalpa Cove Dr.
Fort Myers, FL 33908

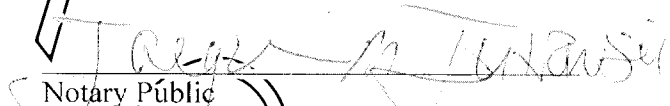
STATE OF FLORIDA)
COUNTY OF Lee) SS:

On this, the 19 day of September, 2024, before me, a Notary Public, personally appeared PATRICIA NIEMAN, by means of ☒ physical presence or ☐ online notarization, who is () personally known to me or () has produced FLA as identification, and who has acknowledged that she executed the within instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Jacqueline Merle Jutrowski
Comm.: HH 378979
Expires: May 27, 2027
Notary Public - State of Florida


Notary Public
My Commission Expires: 05-27-2027

[Remainder of page intentionally left blank.]

EXHIBIT A

A certain lot or parcel of land situated in Gouldsboro, Hancock County Maine described as follows:

Lot No. 3 on Plan of Land dated September 1969 and prepared by Kolman Timberland Consultants, Inc. and recorded in Hancock County Registry of Deeds in Plan Book 11 Page 95, as said lot has been surveyed and marked on the face of the earth.

Together with all right, title and interest in and to the shore and flats in front of said lot and between the sidelines thereof extending to low water mark in, accordance with the laws of the State of Maine.

Together with as appurtenant to every part of said lot herein conveyed, rights of way for all purposes of a way over and upon all the roads and rights of way marked on said plan, which rights of way are to be used in common with the owners and occupants of the other lots marked on said plan and other persons lawfully entitled to the use of the same and their heirs and assigns.

The Grantees herein for themselves, their heirs and assigns by the acceptance of this deed of conveyance and in consideration of the premises covenant that they will not construct any building, with the necessary other buildings to serve as a homestead or summer residence at a cost of less than \$8,000.00 at the time of construction.

All of the premises herein above conveyed are made and conveyed subject to the following permanent restrictions (not conditions subsequent) to wit:

1. Said property shall be used for residential purposes only and not for any commercial or industrial uses. No more than one single family dwelling with usual appurtenant structures, such as garage, patio, boathouse, private stable, shelter for domestic pets etc., may be erected or maintained upon said premises. No house trailer, mobile home, tent or other temporary structure shall be erected, placed, maintained or permitted to remain upon such property, excepting necessary temporary structures for a period of no more than 180 days during the course of construction which temporary structures shall be removed promptly upon completion of construction.

2. No septic tank, cesspool, incinerator or any equipment of any other nature whatsoever, for the disposal or burning of sewage, garbage, water and rubbish shall be erected, installed or maintained within 100 feet of any natural body of water measured from the highest normal water line thereof, and any installation, erection or maintenance of any facilities shall comply with all rules and regulations of the State Department of Health and Welfare or any agency having jurisdiction. All waste, garbage or rubbish shall be promptly removed from the premises by the purchaser or promptly disposed of in accordance with all local ordinances and State Laws concerning same.

EXHIBIT

Prepared By

Brian E. Raftery
1221 Avenue of the Americas
New York, New York, 10020

After Recording Return To

Brian E. Raftery
1221 Avenue of the Americas
New York, New York, 10020

BOOK: OR 7242 PAGE:997, # OF PGS: 3
11/17/2022 11:55:18 AM INSTR#: 2022016694
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX NOT PAID

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MAINE QUIT CLAIM DEED WITHOUT COVENANT

STATE OF NEW JERSEY / ~~FLORIDA~~

COUNTY OF ~~ESSEX~~ / ~~LEE~~

KNOW ALL MEN BY THESE PRESENTS, That for consideration of TEN (\$10.00) Dollars paid to KENNETH JOSEPH VOLK, residing at 622 Rt. 523 N. County of Hunterdon, City of Whitehouse Station, State of New Jersey, and PATRICIA NIEMAN, residing at 15891 Catalpa Cove Dr., County of Lee, City of Fort Meyers, State of Florida (hereinafter known as the "Grantor(s)"), as joint tenants hereby quitclaims to KENDRA LAUREL VOLK DOWLING and BRIAN E. RAFTERY, Trustees, or their successors in Trust, of the KV MAIN TRUST dated October 10, 2022, (hereinafter known as the "Grantees(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in the County of Hancock, Maine, described in Exhibit A annexed hereto.

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

KENNETH JOSEPH VOLK
622 Rt. 523 N.
Whitehouse Station, NJ 08889

PATRICIA NIEMAN
15891 Catalpa Cove Dr
Fort Meyers, FL 33908

STATE OF NEW JERSEY)

COUNTY OF Essex)

)ss:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KENNETH JOSEPH VOLK whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 10th day of October, 2022.

Robert W. Cockren

Notary Public

My Commission Expires: ROBERT W. COCKREN

Attorney-At-Law, State of New Jersey
Authorized to Administer Oaths And
Take Acknowledgements Under Section
41 2-1 of Title 41 Oaths and
Affidavits, New Jersey Statutes

STATE OF NEW Florida)

COUNTY OF Lee)

)ss:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that PATRICIA NIEMAN whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 10th day of October, 2022.

Alejandra Bustos

Notary Public

My Commission Expires: Jun 5, 2026

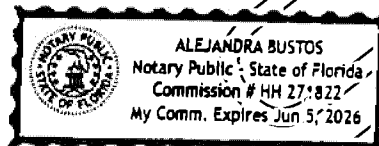


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The Grantees herein for themselves, their heirs and assigns by the acceptance of this deed of conveyance and in consideration of the premises covenant that they will not construct any building, with the necessary other buildings to serve as a homestead or summer residence at a cost of less than \$8,000.00 at the time of construction.

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2. No septic tank, cesspool, incinerator or any equipment of any other nature whatsoever, for the disposal or burning of sewage, garbage, water and rubbish shall be erected, installed or maintained within 100 feet of any natural body of water measured from the highest normal water line thereof, and any installation, erection or maintenance of any facilities shall comply with all rules and regulations of the State Department of Health and Welfare or any agency having jurisdiction. All waist, garbage or rubbish shall be promptly removed from the premises by the purchaser or promptly disposed of in accordance with all local ordinances and State Laws concerning same.