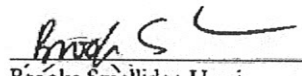


BOOK: OR 7252 PAGE:486, # OF PGS: 6
01/24/2023 08:57:44 AM INSTR#: 2023000679
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX PAID
eRecorded Document

**QUITCLAIM DEED WITH COVENANT
DLN: 1002340224690**

BROOKE SMALLIDGE HARRIS ("Grantor"), of Los Angeles, California, for consideration paid, grants to **JEFFREY SPRINGER AND KATHERINE SPRINGER** ("Grantees"), with a mailing address of 1714 Melon Street, Philadelphia, Pennsylvania 19130, as **JOINT TENANTS**, with Quitclaim Covenant, a certain lot or parcel of land together with any buildings and improvements thereon, situated in Mount Desert, County of Hancock, State of Maine, being more particularly described in Exhibit A attached hereto and made a part hereof.

WITNESS my hand and seal this 19 day of January, 2023.



Brooke Smallidge Harris

[California acknowledgement page to follow]

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On 01/19/2023 before me, Seung H. Kim (notary public)
(insert name and title of the officer)

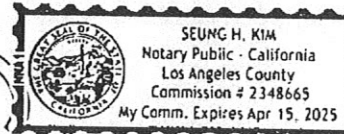
personally appeared Brooke Smallidge Harris
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY, under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]

(Seal)



A Certain lot or parcel of land, together with any improvements thereon, situated in the Town of Mount Desert, Hancock County, Maine, southerly of Little Echo Lake described as follows:

Lot B containing 7.68 acres as shown and fully described on the Survey Plan entitled "SECOND DIVISION First Modification Of Land Of The JOHN ANDREWS HARRIS, IV, TRUST, SHEPARD HARRIS, BROOKE S. HARRIS, & P. BAYLOR HARRIS, TRUSTEES Book 2384, Page 246, H.C.R.D. OFF ROUTE 102, LITTLE ECHO LAKE MOUNT DESERT, MAINE", dated November 4, 2014, prepared by Plisga & Day Land Surveyors, and recorded at the Hancock County Registry of Deeds in Plan File 42, Page 117 (the "Plan"), as located along the southwesterly shore of Little Echo Lake and northerly of and with the benefit of a right of way of 16.5 feet as the traveled way from State Route 102 over lands now or formerly of Peter and Sheila Smallidge, and the 50 foot wide right of way for access/egress and all utility services all as fully depicted and described on the Plan.

Being a portion of the premises described in a deed dated July 15, 2003, from Shepard Harris, Trustee of The John Andrews Harris, IV Trust f/b/o Brooke Smallidge Harris, dated December 27, 1989, Shepard Harris, Trustee of The John Andrews Harris, IV Trust f/b/o Peter Baylor Harris, dated December 27, 1989, and Shepard Harris, Trustee of The John Andrews Harris, IV Trust, f/b/o James Owen Parker Harris, dated December 27, 1989, to Brooke Smallidge Harris, and recorded in the Hancock County Registry of Deeds in Book 3676, Page 40.

The Grantees, their heirs, personal representatives and assigns, further agree by their acceptance of this Deed (but not as a condition subsequent):

- A. to be bound by the Bylaws and Declaration of Covenants of Lakeside Association of Echo Lake, as amended from time to time; and
- B. to be members of Lakeside Association of Echo Lake, which Association is intended to govern the use of the forty (40) foot wide right of way, the one (1) rod wide right of way, and the common areas.

TOGETHER with and as appurtenant to every part of the above described and conveyed premises, to be used in common with others having or to have similar rights therein, a forty (40) foot wide right of way, which way is for all purposes, including, but not limited to, the right to construct, install, alter, repair, maintain, operate and use underground water and sewer pipelines, and facilities for the transmission of electricity and voice, either by underground cables or by poles and wires, together with the right to enter upon said forty (40) foot wide way with the necessary men and equipment to construct, install, alter, repair, and maintain said roadway and any underground water and sewer pipelines and facilities for the transmission of electricity and voice.

A portion of said forty (40) foot wide right of way is more particularly described in accordance with the plan entitled "Lands of the Lakeside Subdivision of LAND CO and of Nancy Harris and Shepard Harris, Mount Desert, Maine" dated May 20, 1988, by Brecher-Hyman Associates, approved by the Town of Mount Desert Planning Board on June 6, 1988, and recorded at said Registry of Deeds on July 18, 1988, in File 21, No. 184, as follows:

Beginning at an iron pin set in the ground marking a northwesterly corner of Lands of SHEPARD HARRIS as shown on the PLAN and also marking a point in the southwesterly sideline of lands known as KOLLMAN SUBDIVISION as shown on the PLAN; thence South 201 58' East but everywhere following the southwesterly sideline of said Lands of SHEPARD HARRIS thirty and eight tenths (30.8) feet to a point; thence westerly, northwesterly and northerly, but always following the westerly sideline of said forty (40) foot wide right of way, four hundred sixty five (465.0) feet, more or less, to a point marking the southeast corner of Lot 3 as shown on the PLAN; thence along the easterly sideline of said Lot 3 in a northerly and northeasterly direction two hundred seventy five and four tenths (275.4) feet, more or less, to a point, said point marking the northeast corner of said Lot 3; thence northeasterly, traversing the forty (40) foot wide interior right of way serving Lots 1-5 of the Lakeside Subdivision, a distance of forty (40) feet, more or less, to an iron pin set in the ground, said iron pin being located South 811 46' East a distance of sixty four and four tenths (64.4) feet from the southeasterly corner of Lot 5 as shown on the PLAN, said iron pin also marking a southwest corner of Reserved Lands of NANCY HARRIS as shown on the PLAN; thence northeasterly but always following the northwesterly sideline of said forty (40) foot wide way as it traverses the Reserved Lands of NANCY HARRIS one thousand four hundred seventy four and five tenths (1,474.5) feet, more or less, to an iron pin set in the ground; thence northerly and northeasterly, but always following the westerly sideline of said forty (40) foot wide way, eighty-three (83) feet, more or less, to a point located in the centerline of a brook and in the southwesterly sideline of lands of Peter W. Smallidge and Sheila G. Smallidge; thence southeasterly, but always following the centerline of said brook and the southwesterly sideline of said lands of Smallidge twelve (12) feet, more or less, to a point, said point marking a northwesterly corner in a one (1) rod wide way; thence southeasterly, but always following the southwesterly sideline of said one (1) rod wide way, one (1) rod to a point located in the center of said brook, which point marks the southeasterly corner of said one (1) rod wide way; thence southeasterly, but always following the southwesterly sideline of said Smallidge, twelve (12) feet, more or less, to the southeasterly corner of a forty (40) foot wide right-of-way easement as shown on the PLAN; thence southwesterly and southerly, but always following the easterly sideline of said forty (40) foot wide way, eighty (80) feet, more or less, to a point; thence northwesterly forty (40) feet to an iron pin set in the ground; thence southerly and southwesterly, but always following the southeasterly sideline of the herein-described forty (40) foot wide way as it traverses the Reserved Lands of NANCY HARRIS as shown on the PLAN, one thousand four hundred seventy four and five tenths (1,474.5) feet, more or less, to an iron pin set in the ground; thence continuing along said forty (40) foot wide way southwesterly, southerly and southeasterly five hundred fifty-two and four tenths (552.4) feet to an iron pin set in the ground; thence South 771 19' East, but always following the northerly sideline of said forty (40) foot wide way, one hundred thirty eight and four tenths (138.4) feet to the point and place of beginning.

TOGETHER with the right, privilege, and easement to use for all purposes the forty (40) foot wide right of way serving Lots 1-6 of the Lakeside Subdivision, which purposes shall include but not be limited to the provision of utilities in accordance with Title 33 M.R.S.A. Section 458 (as amended), in common with others having rights thereto.

TOGETHER with and everywhere as appurtenant to every part of the above-described and conveyed premises, to be used in common with others having or to have similar rights therein, a right of way more fully described as follows:

A right of way appurtenant to every part of the premises now or formerly owned by Nancy Harris, which premises she acquired under a deed dated December 31, 1986, from Charles W. Sawyer, Jr. to Nancy Harris that is recorded in the Hancock County, Maine, Registry of Deeds in Book 1618, Page 373, which way is for all purposes, including, but not limited to, the right to construct, install, alter, repair, maintain, operate and use underground water and sewer pipelines, and facilities for the transmission of electricity and voice, either by underground cables or by poles and wires, together with the right to enter upon said way with the necessary men and equipment to construct, install, alter, repair and maintain said roadway, and any underground water and sewer pipelines, and facilities for the transmission of electricity and voice, over a strip of land one (1) rod wide used as a road and as now laid out and constructed leading from a point on the State Highway known as Route #102 north of the former Richardson's store and running in a generally westerly, southwesterly, and southerly direction over and across lands now or formerly of Peter W. Smallidge and Sheila G. Smallidge as conveyed to them by Charles W. Sawyer, Jr. under a deed dated May 16, 1984, that is recorded in said Registry of Deeds in Book 1498, Page 579, to the northeasterly sideline of said land now or formerly of Nancy Harris.

TOGETHER WITH a right of way and easement as more fully described in the deed dated May 23, 1988, from Shepard Harris to Lakeside Association of Echo Lake, that is recorded in said Registry of Deeds in Book 1704, Page 422.

Reference is made to the release of easement rights in the Release Deed recorded on October 29, 2012, at said Registry of Deeds in Book 5919, Page 307.

TOGETHER WITH and SUBJECT TO the grant of easements as more fully described in the Easement Deed from John L. Merrill, III et. als. to Charles G. Wray et. als. recorded on October 29, 2012, at said Registry of Deeds in Book 5919, Page 325.

TOGETHER WITH an easement to access on foot the boardwalk constructed for that purpose that runs from Echo Lake Road to Echo Lake, and to maintain and/or replace the Boardwalk in its present location, granted to the owners of Lot 7, Lot 8, Lot A, Lot B, Lot C, and Lot D as shown on the Plan, together with the use of any additions to or extensions of the Boardwalk, and other rights, subject to the terms and conditions set forth in the Easement Deed dated September 5, 2017, from James Owen Parker Harris to said lot owners, recorded in the Hancock County Registry of Deeds in Book 6828, Page 143. Reference is made to the sketch showing the boardwalk titled "Sketch showing a boardwalk & Landing position on land of James Owen Parker Harris", dated September 29, 2021, prepared by Plisga & Day Land Surveyors, and recorded at said Registry of Deeds in Plan File 49, No. 11.

Reference may be had to the Oct. 1, 1988 Memorandum concerning the Declaration of Covenants governing the Lakeside Subdivision, which Memorandum is recorded in Book 1723, Page 326 of said Registry of Deeds, and the Supplemental Declaration by Trustee, dated July 15, 2003 and recorded in Book 3676, Page 29 of said Registry of Deeds (the "Prior Declarations"). The Right of First Refusal contained in said Supplemental Declaration was released in the Release of Rights of First Refusal dated October 1, 2010 and recorded in Book 5507, Page 45 of said Registry of Deeds.

SUBJECT TO and TOGETHER WITH the terms and conditions of the Lakeside Association of Echo Lake Restated Declaration of Protective Covenants dated as of January 1, 2019 and recorded at the Hancock County Registry of Deeds in Book 6970, Page 351 (the "Restated Declaration"), which sets out rights, responsibilities and encumbrances for certain lots including the premises conveyed herein. The Restated Declaration replaces and supersedes the Prior Declarations, except that the "Restrictions on Property/Protective Covenants" set forth in Article III of the Restatement of Key Points of Lakeside Subdivision dated July 15, 2003 and recorded in the Hancock County Registry of Deeds in Book 3676, Page 29 remains in effect as to the Lakeside II lots and Lakeside III lots, including the lot conveyed hereunder.

The premises are conveyed SUBJECT TO the additional restriction that yurts are prohibited. The foregoing restriction is permanent restriction (not condition subsequent) and shall be for the benefit of all other lots of lands in Lakeside I - III and every part thereof and shall run with the land. Invalidity of this provision by Court Decree or otherwise shall not affect any other restriction on the premises, which shall remain in full force and effect.

This conveyance is SUBJECT TO the Oct. 20, 1988, easement granted by Lakeside Association of Echo Lake, Nancy Harris, Shepard Harris, and LAND CO to Bangor Hydro-Electric Company and New England Telephone and Telegraph Company that is recorded in Book 1723, Page 323, of said Registry of Deeds.