

QUITCLAIM DEED WITH COVENANT

ELIZABETH ALLING ATWOOD, having a mailing address of 63 Parker Ridge Lane, Unit 206, Blue Hill, Maine 04614 ("Grantor") for consideration paid grants to TIMOTHY F. TUNNEY, having a mailing address of 40 Deane Street, Ellsworth, Maine 04605 ("Grantee"), with Quitclaim Covenant, a certain lot or parcel of land together with any buildings and improvements thereon, situated in Surry, 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 2nd day of June, 2015.

Elizabeth Alling Atwood
ELIZABETH ALLING ATWOOD

MAINE REAL ESTATE
TRANSFER TAX PAID

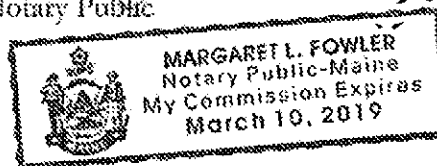
STATE OF MAINE
COUNTY OF HANCOCK, ss.

June 2, 2015

Then personally appeared the above-named Elizabeth Alling Atwood and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Margaret L. Fowler
Notary Public



SEAL

EXHIBIT A

A certain lot or parcel of land, together with buildings and improvements thereon, situated in the Town of Surry, Hancock County, Maine, bounded and described as follows:

Beginning at a point on the centerline of the Morgan's Bay Road, so-called, at the most southeasterly corner of premises conveyed to Esther K. Alling by deed of Virginia Brocklebank Hale, acknowledged June 6, 1966 and recorded in the Hancock County, Maine, Registry of Deeds in Book 1012, Page 186; thence North forty degrees fifteen minutes West (N. 40° 15' W.) to a bolt set in the ground on the northwesterly (sideline) of said Morgan's Bay Road; thence continuing the same course, North forty degrees fifteen minutes West (N. 40° 15' W.), following a stone wall and cedar rail fence along the southwesterly line of premises now or formerly of Almon Carter, et al., nine hundred (900) feet to a point; thence South forty-nine degrees forty-five minutes West (S. 49° 45' W.) along land now or formerly of Esther K. Alling one hundred eighty (180) feet to a point; thence South forty degrees fifteen minutes East (S. 40° 15' E.), always parallel with and one hundred eighty (180) feet in distance from the first course described herein, to the centerline of said Morgan's Bay Road; thence North twenty-seven degrees fourteen minutes East (N. 27° 14' E.) but always following the centerline of said Morgan's Bay Road, to the point of beginning.

The premises hereinabove described and conveyed are conveyed subject to the rights of the public in and to that portion of said Morgan's Bay Road as lies within the northeasterly and southwesterly sidelines of said premises, extended to the centerline thereof.

Together with and as appurtenant to the premises hereinabove described and conveyed, and each and every part thereof, a free, open and unobstructed right of way, for all purposes of a way, to be used in common with Esther K. Alling and all others who may now have or may hereafter acquire similar rights therein, over a strip of land fifty (50) feet in width lying adjacent to the northeasterly sideline of certain premises described as conveyed to Roland L. Moon, et al., by deed of Clarence C. Pierce, acknowledged February 16, 1955 and recorded in said Registry of Deeds in Book 765, Page 247 extending from said Morgan's Bay Road to the shore of, Morgan's Bay.

Reference may be had to a survey entitled "Property Plan for Esther K. Alling" by A. B. Herrick & Son and dated August 15, 1966.

Meaning and intending to convey and hereby conveying the same premises conveyed in deed dated April 26, 1984 from Esther K. Alling to Elizabeth Alling Atwood as recorded in Book 1495, Page 80 of the Hancock County Registry of Deeds.