



OR BK 6195 PGS 342 - 344 03/27/2014 01:40:53 PM
INSTR # 2014003489 JULIE A. CURTIS
HANCOCK COUNTY, ME REGISTER OF DEEDS

QUITCLAIM DEED WITH COVENANT

MICHAEL FILLMORE, having a mailing address of 1554 Bayside Road, Trenton, Maine 04605, and ERIC S. BENSON, having a mailing address of 33 Balsam Way, Southwest Harbor, Maine 04679 for consideration paid, GRANTS to KENNETH E. CHRISTIAN and SUSAN G. CHRISTIAN, husband and wife, both having a mailing address of 1554 Bayside Road, Trenton, Maine 04605, with QUITCLAIM COVENANT, as JOINT TENANTS, a certain lot or parcel of land together with any and all structures and improvements situated thereon, and appurtenances thereto, situated in Trenton, Hancock County, Maine, and being more particularly described on Exhibit "A" attached hereto.

Grantors' source of title is a portion of the deed from Federal Home Loan Mortgage Corporation to Michael Fillmore and Eric S. Benson dated July 26, 2010 and recorded in Book 5509, Page 181 of the Hancock County, Maine, Registry of Deeds.

TOGETHER WITH all rights, easements, privileges and appurtenances belonging to the granted estate.

WITNESS our hands and seals this 21 day of March, 2014.


MICHAEL FILLMORE


ERIC S. BENSON

STATE OF MAINE
COUNTY OF HANCOCK

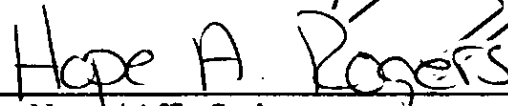
March 21, 2014

Then personally appeared the above named, MICHAEL FILLMORE and acknowledged the foregoing instrument to be his free act and deed.

Before me,


Notary Public

My Commission Expires:
8/13/14


Print Name / Affix Seal

SEAL

**MAINE REAL ESTATE
TRANSFER TAX PAID**

H
A

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WITNESS our hands and seals this _____ day of March, 2014.

MICHAEL FILLMORE

[Signature]
ERIC S. BENSON

STATE OF MAINE
COUNTY OF HANCOCK

March _____, 2014

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Before me,

Notary Public

My Commission Expires:

Print Name / Affix Seal

H
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EXHIBIT A

A certain lot or parcel of land, together with any improvements thereon, situated in TRENTON, County of Hancock, State of Maine and more particularly bounded and described as follows, to wit:

Beginning at the southerly corner of property of Fillmore and Benson, aforementioned, as described in a deed recorded in Book 5509, Page 181 of the Hancock County, Maine, Registry of Deeds, said beginning point and corner bearing S 33° 21' 39" E, a distance of Eight Hundred Seventy and Zero Hundredths (870.00) feet from the southwesterly corner of the aforementioned property described in Book 5509, Page 181 on the easterly side of Route 230; from the starting point, thence N 36° 28' 08" E, along property of Colebrook and Edwards (said Edwards property being described in Book 5598, Page 293 of said Registry) a distance of Three Hundred Eleven and Eighty Four Hundredths (311.84) feet to a point on the centerline of a private road; thence N 66° 22' 52" W and following the centerline of said private road Twenty Three and Sixty-Two Hundredths (23.62) feet to a point; thence N 88° 19' 29" W, and following the centerline of the private road One Hundred Fifty One and Thirty-Two Hundredths (151.32) feet to a point; thence N 48° 25' 52" W, following said road One Hundred Ninety Nine and Nine Hundredths (199.09) feet to a point marking the northerly corner of premises herein conveyed; thence S 56° 38' 21" W, a distance of One Hundred Four and Eighteen Hundredths (104.18) feet to a point on the northeasterly sideline of remaining property of Colebrook described in Book 4431, Page 267 of said Registry; thence S 33° 21' 39" W, along boundary of Colebrook, Four Hundred Six and Forty-Five Hundredths (406.45) feet to the point of beginning. Containing .150 acres, more or less.

Together with a right-of-way for all purposes of a way to be used in common with Grantor herein and others having a similar right, the centerline of said right-of-way being described as follows, to wit:

Beginning at a point on the centerline of said right-of-way, said point being on the northwesterly sideline of property now or formerly of Edwards described in Book 5598, Page 293 of said Registry and said point bearing N 36° 28' 08" E, a distance of Three Hundred Eleven and Eighty-Four Hundredths (311.84) feet from the starting point of the above-described deed; thence northwesterly along the following metes and bounds description, as set forth as follows:

N 66° 22' 52" W, a distance of Twenty Three and Sixty Hundredths (23.60) feet to a point; thence S 88° 19' 29" W, a distance of One Hundred Fifty One and Thirty Two Hundredths (151.32) feet to a point; thence N 48° 25' 52" W, a distance of One Hundred Ninety Nine and Nine Hundredths (199.09) feet to a point, said point marking the northerly corner of property hereinabove described; thence continuing N 48° 25' 52" W, a distance of One Hundred Seventy Four and Eighty-Four Hundredths (174.84) to a point; thence N 57° 42' 39" W, a distance of Two Hundred Two and Zero Hundredths (202.00) feet to a point; thence N 40° 59' 38" W, a distance of Sixty-Eight and Forty-Eight Hundredths (68.48) feet to a point on the easterly side of Route 230 in Trenton, Maine.

The above description is taken from a survey by Thomas W. Benson, PLS, entitled "Division of Land for Michael Fillmore & Eric Benson, Route 230 Trenton, Maine", dated November 3, 2013, revised February 3, 2014 and February 17, 2014.

#3 (3)

UNNOTED