

QUITCLAIM DEED WITH COVENANT

THOR E. OLSON, having a mailing address of 411 Walnut Street # 12267, Green Cove Springs, FL 32043 and KAREN T. DOWSE, having a mailing address of 1 Lake Street, Sherborn, MA 01770, for consideration paid, GRANT to KENDRA A. CORNWALL and GEOFFROY I. NOONAN, having a mailing address of 46 Mackworth Street, Portland, ME 04103, with QUITCLAIM COVENANT, two certain lots or parcels of land together with any and all structures and improvements situated thereon, and appurtenances thereto, situated in Brooklin, Hancock County, Maine, and being more particularly described on Exhibit "A" attached hereto.

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

WITNESS our hands and seals this 18th day of December, 2018.

Karen T. Dowse
KAREN T. DOWSE

STATE OF MAINE
COUNTY OF HANCOCK

December 18, 2018

Then personally appeared the above named, KAREN T. DOWSE and acknowledged the foregoing instrument to be her free act and deed.

Before me,

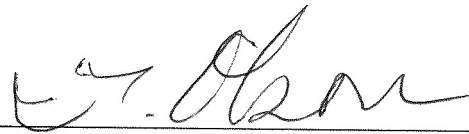
My Commission Expires:

Robert C. Granger
Notary Public

Attorney at Law

Robert C. Granger
Print Name / Affix Seal

Maine Bar No. 7392



THOR E. OLSON

STATE OF MAINE
COUNTY OF HANCOCK

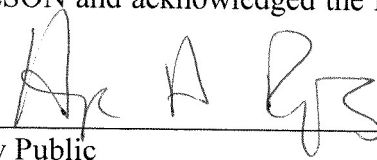
11/28, 2018

Then personally appeared the above named, THOR E. OLSON and acknowledged the foregoing instrument to be his free act and deed.

Before me,

My Commission Expires:

HOPE A. ROGERS
NOTARY PUBLIC - MAINE
COMM. EXPIRES 8/13/21



Notary Public

Print Name / Affix Seal

EXHIBIT "A"

Property of Thor Olson & Karen Dowse

To be conveyed to Kendra A. Cornwall and Geoffroy I. Noonan

PARCEL 1:

A certain lot or parcel of land together with any and all structures and improvements situated thereon, and appurtenances thereto, situated in Brooklin, Hancock County, Maine and being the same premises as described as Lot 1 in a deed from Eleanor T. Goddard to Thor E. Olson and Karen T. Small dated December 13, 1994, recorded in Book 2343, Page 148 of the Hancock County, Maine, Registry of Deeds and which premises are bounded and described as follows, to wit:

"Commencing at a stake in the corner of the stone wall bounding the land of Julia Jackson, 14 R. 8 Links from the high-way; thence North 18 Degrees East on the line of lot No. 27 of the plan of Brooklin 2d division, 62 Rods 11 links to end of stone wall at land of Fred S. Herrick; thence by land of said Herrick and land of Henry B. Hooper, following the line fence. South 58-1/2 Degrees East, 125 R. to the shore of Herricks Bay; thence by shore of said bay Southerly 32 R. more or less to a stake at the land now or formerly owned by the Friend Brothers; thence by land of the Friend Brothers, North 58-1/2 Degrees West, following the old fence, 133 R. to stake and stones, 1 R. 12 Links from the original line of lot No. 27; thence South 18 Degrees West, parallel with the line of lot No. 27, and by land of Friend Brothers and Others, 30 R. 4 Links to stake and stones; thence North 86-1/2 Degrees West, 1 R. 12 Links to the first mentioned bound.

Also as appurtenant to the premises hereby conveyed and to every part of same, a right of way for all purposes of a way over and across the remaining property of the Grantor herein in some convenient course to the high-way, for the use of vehicles and teams of all descriptions and for foot passengers."

PARCEL 2:

A certain lot or parcel of land together with any and all structures and improvements situated thereon, and appurtenances thereto, situated in Brooklin, Hancock County, Maine and being the same premises as described in a deed from Valerie Chiasson to Thor E. Olson and Karen T. Dowse dated December 17, 2010, recorded in Book 5542, Page 207 of the Hancock County, Maine, Registry of Deeds and which premises are bounded and described as follows, to wit:

Beginning at a point described as an iron pin set as shown on a plan by James W. Sewall Company entitled "Survey Plan, Dewitt Goddard Land" dated September 21, 1987 and recorded at the Hancock County Registry of Deeds in Plan File 21, No. 54, said pin marking a corner of "LOT 1" described in a deed from Eleanor T. Goddard to the Grantees herein, Thor E. Olson and Karen T. Small dated December 13, 1994 and recorded in Book 2343, Page 148 of said Registry;

Thence S $16^{\circ} 12' 44''$ W two hundred and two and four tenths (202.4) feet, by and along the easterly line of the approximately twenty-five (25) feet-wide "lane" belonging to the Grantees herein, to a point at the northwesterly corner of land described in a deed from Leon K. Cousins to Philip and Judith K. Wick dated September 8, 1994 and recorded in said Registry in Book 2309, Page 19;

Thence S $61^{\circ} 56' 43''$ E forty-two (42) feet, by and along the northerly line of land of said Wick, to a point at the southwesterly corner of the remaining land of the Grantor herein, Valerie Chiasson;

Thence N $16^{\circ} 07'$ E two hundred one and four tenths (201.4) feet, by and along the westerly boundary of said remaining land of Chiasson, to a point on the line of land of the Grantees herein;

Thence N $60^{\circ} 30' 23''$ W forty one and nine tenths (41.9) feet, by and along the land of the Grantees herein, to the pin at the point of beginning;

Containing 8,260 Square Feet, more or less.

Reserving a right-of-way for all purposes of a way, including utilities per 33 M.R.S.A. §458, to the Grantor, her heirs, successors, and assigns, over the land granted herein.

This description was compiled by the office of Sage Collins in 2010, and is not based on a field survey.

Bearings are magnetic and have been, rotated to a plan by James W. Sewall Company entitled "Survey Plan, Dewitt Goddard Land" dated September 21, 1987 and recorded at the Hancock County Registry of Deeds in Plan File 21, No. 54.