Bk 645 Pg 369 Recorded: 5/27/2016 11:39:49 AM
Jean Watson Register of Deeds
Oxford West County

QUITCLAIM DEED WITH COVENANT

NO REAL ESTATE TRANSFER TAX PAID

Doc # 76805

KNOW ALL BY THESE PRESENTS, That **Joan Hansen** of Portland, Maine ("Grantor"), for consideration paid, grants to **Richard E. Hansen** ("Grantee") whose mailing address is 72 Oak Street, #407, Portland, ME 04101, with QUITCLAIM COVENANTS, the real estate located in the Town of Denmark, Oxford County, Maine and further described on the attached **Exhibit A**.

Meaning and intending to convey the property conveyed to Grantor by Deed of Distribution by Personal Representative of Amy Hansen Thurston, duly appointed and acting Personal Representative of the Estate of Richard E. Hansen, dated July 29, 2014, and recorded in the Oxford West County Registry of Deeds in Book 626, Page 811. Reference is also made to a certain Municipal Quitclaim Deed from the Inhabitants of the Municipality of Denmark to Grantor dated April 27, 2016 and recorded in the Oxford West County Registry of Deeds in Book 644, Page 732.

IN WITNESS WHEREOF, the undersigned Joan Hansen has hereby set her hand and seal this 26th day of May, 2016.

Signed, Sealed and Delivered
In the Presence of:

Witness

Joan Hansen

STATE OF MAINE
COUNTY OF CUMBERLAND, ss. May 26, 2016

Personally appeared the above named Joan Hansen and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Notary Public ~~Attorney at Law~~
Printed Name: Nathaniel R. Hackel-Bauer
My Commission Expires:

ME Bar No 4012

EXHIBIT A

A certain lot or parcel of land, situated in the Town of Denmark, County of Oxford and State of Maine, and between the Bushrow Road, so-called, and Granger Pond, the lot herein conveyed being bounded and described as follows:

Commencing at an iron pipe driven in the ground on the westerly side of said Bushrow Road, said pipe marking the most northerly corner of land conveyed by predecessor Grantor to Keith L. Martin, et us, by Deed dated July 23,1963, thence westerly by said Martin land to an iron pipe driven in the ground on the easterly shore of said Granger Pond; thence northerly by said Granger Pond, three hundred thirty (330) feet, more or less, to an iron pipe driven in the ground on the said shore of said Pond; thence easterly four hundred twenty (420) feet, more or less, to an iron pipe driven in the ground on the westerly side of said Road; and thence southerly by said Road two hundred thirty (230) feet, more or less, to the point of commencement.

Together with a right of way for all purposes twelve (12) feet in width adjoining the northerly side line of the above-conveyed parcel, said right of way to be in common with the predecessor Grantor and the Grantee their heirs and assigns, and such others who have been or may be conveyed a like right of way, said right of way leading from said Bushrow Road to said Granger Road.

Also hereby conveying the right to take water from a certain spring or fountain or water located on other land of the predecessor Grantor northerly of, and two hundred seventy-five (275) feet, more or less, from the northerly side line of the above conveyed parcel, with the right to excavate and lay pipes for the transmission of water over said other land of the predecessor Grantor and said camp road, to the premises herein conveyed, with the right to enter at any time and from time to time for the purpose of laying, repairing or maintaining said pipes and said spring or fountain of water.

The above conveyed parcel and the land on which said spring is located, together with the land comprising said camp road, is all wild land, and forms no part of predecessor Grantor homestead premises.

Being the same premises conveyed to Henry H. Hansen and Eileen E. Hansen by Edward N. Buck by deed dated September 3, 1963 and recorded in the Oxford Western District Registry of Deeds in Book 185, Page 115.

ALSO, a certain lot or parcel of land situated in said Town of Denmark, lying on the westerly side of the Bushrow Road, so-called, and more particularly bounded and described as follows:

Beginning at an iron pipe driven in the ground on the westerly side of said Bushrow Road and which iron pipe marks the northeasterly corner of that parcel conveyed by predecessor Grantor to the within predecessor grantees by deed dated September 3,1963, and recorded in the Oxford Western District Registry of Deeds in Book 185, Page 115; thence westerly by the northerly side line of said parcel conveyed by me to the within grantees as aforesaid, four hundred twenty (420)

feet, more or less, to an iron pipe driven in the ground on the easterly shore of Granger Pond; thence northerly by Granger Pond one hundred thirty-eight (138) feet, measured in a straight line, to an iron pipe driven in the ground on the shore of said Pond; thence easterly and in a straight line to a corner in a stone wall, said corner marking the southwesterly corner of a field; thence continuing easterly by a stone wall to an iron pipe driven in the ground on the westerly side of said Bushrow Road at the end of said stone wall; thence southerly by the westerly side line of said Road, two hundred fifty (250) feet more or less, to the iron pipe and point of beginning.

Said parcel is hereby conveyed subject to the right of way of pipeline easement granted by predecessor Grantor to the within predecessor grantees by deed as aforesaid.

The above described parcel is all wild land and forms no part of predecessor Grantor homestead premises.

Being the same premises conveyed to Henry E. Hansen and Eileen E. Hansen by Edward N. Buck by deed dated and recorded in the Oxford Western District Registry of Deeds in Book _____, Page _____.

ALSO, a certain lot or parcel of land together with the buildings thereon situated in the Town of Denmark, in the County of Oxford, State of Maine and on the westerly side of the public way known as the Bushrow Road bounded and described as follows:

Commencing at the northeasterly corner of land of Henry H. Hansen, et ux (the [predecessor] Grantees) on the westerly side of Bushrow Road; thence westerly and along the northerly line of land of said Hansens to an iron pipe driven in the ground on the easterly shore of Granger Pond; thence northerly and by the shore of said Granger Pond, a distance of fifteen hundred sixty ('1560') feet, more or less, to the westerly terminus of a barbed wire fence and to land of Robert D. Kamp, et ux; thence easterly and by land of said Kamp and by said barbed wire fence and in part by a stone wall, a distance of fourteen hundred fifty-six ('1456') feet, more or less, to the westerly side of Bushrow Road; thence southerly and by said Bushrow Road, a distance of fifteen hundred eighty-four ('1584') feet, more or less, to the point of commencement.

The parcel above-described is a part of certain real estate acquired by the said Olive M. Eldridge by virtue of the Will of Edward N. Buck said Will having been duly proved and allowed in the Probate Court for the County of Oxford; the said Edward N. Buck acquiring his title by virtue of the Will of George A. Trumbull which Will has been duly proved and allowed in the Probate Court for the County of Oxford.

The above-named Frances Waycott join[ed] in the [predecessor] deed as Grantor to convey all interest which she may have acquired as daughter of the aforementioned Edward N. Buck, he having failed to mention her in his Will.

The said Olive M. Eldridge is unmarried and Robert Waycott, Husband of the said Francis Waycott.

EXCEPTING AND RESERVING a certain lot or parcel of land with the buildings thereon located on the westerly side of Bushrow Road in the Town of Denmark, County of Oxford, State of Maine, bounded and described as follows:

Beginning at an iron pin at the base of the intersection of rock walls on the westerly sideline of Bushrow Road at the southeasterly corner of land now or formerly of Paul Cady; thence along a rock wall and land of Cady the following courses and distances: North 82-30-25 West 47.4 feet to a point; South 83-58-30 West 35.9 feet to a point; South 64-29-55 West 35.3 feet to a point; South 57-22-15 West 100.2 feet to a point; South 52-38-40 West 42.6 feet to a point; South 49-14-30 West 80.2 feet to a point at the intersection of rock walls; thence continuing along land of Cady and a rock wall South 49-32-50 West 597.2 feet to a point at the intersection of rock walls; thence also by a rock wall and land of Cady South 58-26-55 West 176.6 feet to the end of the rock wall; thence by land of Cady South 60-53-05 West approximately along an old wire fence 303.9 feet to an iron pin at the base of a hemlock tree; thence by land of Cady on the same course 13 feet, more or less, to the easterly shore of Granger Pond; thence southerly along the easterly shore of Granger Pond 710 feet, more or less, to a point; thence North 64-30-55 East by other land of Hansen 15 feet, more or less, to an iron pin; thence also by other land of Hansen the following courses and distances; North 64-30-55 East 397.3 feet to the intersection of rock walls; thence along a rock wall North 66-24-55 East 414.9 feet to an intersection of rock walls; thence North 71-44-25 East along a rock wall 178.6 feet to a corner of rock walls on the westerly sideline of Bushrow Road; thence along the westerly side line of Bushrow Road by a curve to the left having a radius of 365.1 feet a distance of 37.7 feet to a point; thence by the sideline of Bushrow Road North 13-47-20 West 207.9 feet to a point; thence also by the sideline of Bushrow Road along a curve to the right having a radius of 2168.7 feet a distance of 493.3 feet to a point; thence continuing by the sideline of Bushrow Road North 0-42-00 West 240.02 feet to the iron pin at the point of beginning.

The above described parcel contains 21.6 acres, more or less.

Also conveying an easement across land now or formerly of Henry H. Hansen and Eileen E. Hansen for the use and maintenance of the existing pipe which supplies water to the above-described property. Granting also the rights to the well more particularly described in deed recorded at Book 124, Page 7 in said Registry of Deeds.

Meaning and intending to describe and convey a portion of the same premises conveyed to Henry H. Hansen and Eileen E. Hansen, by Warranty Deed of Olive M. Eldridge, dated December 12, 1971, and recorded in the Oxford County Registry of Deeds in Book 208, Page 283.

For purposes of reference, see deed to Richard E. Hansen, from Henry H. Hansen, and Eileen E. Hansen, dated July 7, 2005 and recorded in the Oxford County Western District Registry of Deeds, Book 498, Page 343.