Receipt # 19119
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Pages 2
DEEDS
Instr # 37500
Rebecca S. Wotton Lincoln County Registry of Deeds

QUITCLAIM DEED

THOMAS H. DARSON, of South Bristol, County of Lincoln, State of Maine, for consideration paid, releases to SEYMOUR BERNSTEIN, of New York, New York, with a mailing address of 10 West 76th St. Apt. 1A, New York, New York 10023, all of my right, title and interest in and to all the land in South Bristol, County of Lincoln, State of Maine, together with the improvements thereon, bounded and described as follows:

> BEGINNING at an iron pipe set in the ground above high water line on the shore of John's Bay at the northeast corner bound of land now or formerly of Richard E. Holland;
>
> THENCE in a northwesterly direction by the northerly line of said Holland's land to the easterly side of the right of way;
>
> THENCE in a northeasterly direction by the easterly side of said right of way two hundred thirteen (213) feet, more or less, to an iron pipe at other land now or formerly of Paul R. Degross;
>
> THENCE southeasterly by other land of Paul R. DeGross to an iron pipe set in the ground above high water line on the shore of John's Bay;
>
> THENCE in a southerly direction by the shore of John's Bay, three hundred sixty seven (367) feet to the point of beginning. Together with the adjacent and adjoining shore and rocks to low water line.

Being the same property described in deed of Paul R. DeGross to Thomas H. Darson and Seymour Bernstein, dated July 29, 1965, and recorded in Book 611, Page 313 , at the Lincoln County Registry of Deeds.

The herein named grantee shall have the right to use in common with other present and future cottage and dwelling owners, the right of way from the public way, Route 129, to the within property over the road as now traveled from the lower gate of the former Miles property.

It is understood and agreed that the maintenance and repair of the above described right of way shall be borne proportionately with other present and future owners of land along the right of way.

The herein grantee shall have the right to erect or cause to be erected or installed, any and all utilities and facilities for transporting the same over and along those rights of way and roads as now built in order to supply this property with utilities. It is agreed, however, by the grantee herein, for himself, his heirs and assigns, that the expense of maintaining all utilities and

MAINE REAL ESTATE
TRANSFER TAX PAID

facilities shall be the responsibility of the grantee herein, in common with others who use the utilities and facilities.

As a part of the consideration hereof, the herein described property is given by the grantor and accepted by the grantee upon the following terms and conditions:

The grantee agrees that he or his heirs and assigns, will construct on said land, only one-family dwelling and appurtenant structures, as garage or boathouse, and that no commercial use will be carried on, except that the dwelling house may be rented for residential use, and that a septic tank for sewage disposal will be installed or other method of sewage disposal authorized by law.

That no house trailers, mobile homes, tents, shacks or objectionable objects as billboards or signs, will be erected, except those used to identify the owner or owners of premises.

That the property herein described will not become unsightly or littered with rubbish or other junk.

That the grantee agrees for himself, his heirs and assigns, that any and all covenants and conditions contained herein, will be construed to be covenants which run with the land and will be binding on him, his heirs and assigns.

For my title see Deed of Thomas H. Darson to Thomas H. Darson, dated December 19, 2017, and recorded in Book 5215, Page 10 at the Lincoln County Registry of Deeds.

Witness my hand this 10 day of April, 2018.

Witness

Thomas H. Darson by Penelope A. Mardoian as Attorney-in-fact POA

Thomas H. Darson by Penelope A.
Mardoian as Attorney-In-Fact under
Power of Attorney dated August 7, 2014

STATE OF CONECTICUT
County of Fairfield

April 10th, 2018

On this 10th day of April, 2018 before me, Raquel Casiano the undereigned officer, personally appeared Penelope A. Mardoian, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Thomas H. Darson, and acknowledged that she executed the same as the act of ~~her principal~~ for the purposes therein contained.

Title: Notary

My commision expires: May 31, 2020

RAQUEL A. CASIANO NOTARY PUBLIC COMMISSION EXPIRES MAY 31, 2020 CONNECTICUT

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QUITCLAIM DEED

THOMAS H. DARSON, of South Bristol, County of Lincoln, State of Maine, for consideration paid, releases to SEYMOUR BERNSTEIN, of New York, New York, with a mailing address of 10 West 76th St. Apt. 1A, New York, New York 10023, all of my right, title and interest in and to all the land in South Bristol, County of Lincoln, State of Maine, together with the improvements thereon, bounded and described as follows:

> BEGINNING at an iron pin set in the ground on the westerly side of the right of way leading from the public way, Route 129, to the above described property over the road as now travelled from the lower gate of the former Miles property, and now or formerly of Paul H. DeGross, at the southeast corner of land now or formerly of Ruth M. Turner;
>
> THENCE in a westerly direction by the south line of said Turner land one hundred fifty (150) feet to a point marked by an iron pipe driven deeply into the ground;
>
> THENCE southerly by other land of Paul R. Degross to a point marked now by a stake, said stake to be replaced by an iron pipe;
>
> THENCE following the northwesterly side of said right of way ninety-five (95) feet, more or less, to an iron pin set in the ground at an angle in said right of way;
>
> THENCE northerly by the westerly side of said right of way one hundred eighty-five (185) feet, more or less to the point of BEGINNING.

Being the same property described in deed of Paul R. DeGross to Thomas H. Darson and Seymour Bernstein, dated September 13, 1969, and recorded in Book 661, Page 113 at the Lincoln County Registry of Deeds.

The grantee shall have the right to use in common with other present and future cottage and dwelling owners, the right of way from the public way, Route No. 129, to the within property over the road as now traveled from the lower gate of the former Miles property. It is understood and agreed that the maintenance and repair of the above described right of way shall be borne proportionately with other present and future owners of land along the right of way.

The grantee shall have the right to erect or cause to be erected or installed, any and all utilities and facilities for transporting the same over and along those rights of way and roads as now built in order to supply this property with utilities. It is agreed, however, by the grantee, for himself, his heirs and assigns, that the expense of maintaining all utilities and facilities shall be the responsibility of the grantee, in common with others who use the utilities and facilities.

MAINE REAL ESTATE
TRANSFER TAX PAID

As a part of the consideration hereof, the herein described property is given by the grantor and accepted by the grantee upon the following terms and conditions:

The grantee agrees that he or his heirs and assigns, will construct on the said land, only one family dwelling and appurtenant structures, as garage or boathouse, and that no commercial use will be carried on, except that the dwelling house may be rented for residential use, and that a septic tank for sewage disposal will be installed or other method of sewage disposal authorized by law.

That no house trailers, mobile homes, tents, shacks or objectionable objects as billboards or signs, will be erected, except those used to identify the owner or owners of premises.

That the property herein described will not become unsightly or littered with rubbish or other junk.

That the grantee agrees for himself, his heirs and assigns, that any and all covenants and conditions contained herein, will be construed to be covenants which run with the land and will be binding on him, his heirs and assigns.

For my title see Deed of Thomas H. Darson to Thomas H. Darson, dated December 19, 2017, and recorded in Book 5215, Page 12 at the Lincoln County Registry of Deeds.

Witness my hand this 10th day of April, 2018.

Witness

Thomas H. Darson by Penelope A. Mardoian as Attorney-in-Fact POA

Thomas H. Darson by Penelope A. Mardoian as Attorney-In-Fact under Power of Attorney dated August 7, 2014

STATE OF CONECTICUT
County of Fairfield

April 10th, 2018

On this 10th day of April, 2018 before me, Raquel Casiano the undereigned officer, personally appeared Penelope A. Mardoian, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Thomas H. Darson, and acknowledged that she executed the same as the act of her ~~principal for~~ the purposes therein contained.

Title: Notary

My commision expires: May 31, 2020

RAQUEL A. CASIANO NOTARY PUBLIC COMMISSION EXPIRES MAY 31, 2020 CONNECTICUT

Receipt # 19120
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DEEDS
Instr # 37502
Rebecca S. Wotton Lincoln County Registry of Deeds

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DLN#

QUITCLAIM DEED

SEYMOUR A. BERNSTIN, whose mailing address is 10 West 76th St., Apt. 1A, New York, NY 10023 (the "Grantor"), FOR CONSIDERATION PAID, grants to ERIC S. ZORN, Trustee of the SEYMOUR A. BERNSTEIN 2018 TRUST, dated April 19, 2018, with a mailing address of 56 Westchester Street, Nantucket, MA 02554 (the "Grantee"), certain lots or parcels of land, together with any improvements thereon, located in the Town of South Bristol, County of Lincoln, Maine and more particularly described in Quitclaim Deeds granted by Thomas H. Darson to Seymour Bernstein of said Thomas H. Darson's interest in the said property and premises, of even or substantially even date herewith, and recorded prior to this deed in the Lincoln County Registry of Deeds.

For source of title, reference may be had to Warranty Deed granted by Paul R. Degross to Seymour A. Bernstein and Thomas H. Darson dated September 13, 1969 and recorded in the Lincoln County Registry of Deeds in Book 611, Page 313, as affected by Quitclaim Deed with Covenant from Thomas H. Darson to Thomas H. Darson dated December 19, 2017 and recorded in said Registry of Deeds in Book 5215, Page 10 and Warranty Deed from Paul R. Degross to Seymour A. Bernstein and Thomas H. Darson dated July 29, 1965 and recorded in the Lincoln County Registry of Deeds in Book 661, Page 113 as affected by Quitclaim Deed with Covenant from Thomas H. Darson to Thomas H. Darson dated December 19, 2017 and recorded in said Registry of Deeds in Book 5215, Page 12.

It is the intent of the Grantor that Grantor's entire interest in the said property and premises is granted and conveyed by this deed.

WITNESS my hand and seal on this 19th day of April, 2018.

Donald Shaw
Witness Donald Shaw

Seymour Bernstein
Seymour A. Bernstein

State of New York
County of New York, ss

April 19th, 2018

PERSONALLY APPEARED the above-named Seymour A. Bernstein, and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before me,
Elder Caballero
Notary Public
Commission Expires: 10/10/2021
Print Name: Elder Caballero

NO TRANSFER TAX
NECESSARY

ELDER CABALLERO
Notary Public – State of New York
NO. 01CA6365671
Qualified in Kings County
My Commission Expires Oct 10, 2021