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QUIT-CLAIM WITH COVENANT DEED

MYRTLE Z. HASKELL, also known as Mrs. Byron C. Haskell, whose mailing address is Deer Isle, Maine 04627, for consideration paid, grants to DENNIS MILLER and SUSAN BRAUNHUT, husband and wife, both having a mailing address of 47 MacArthur Road, Wellesley, MA 02181, as JOINT TENANTS, with QUIT-CLAIM COVENANT, a certain lot or parcel of land, situated in Deer Isle, as conveyed to Mary E. Haskell by deed of Samuel A. Scott, dated December 26, 1907, and recorded in the Hancock County, Maine, Registry of Deeds in Book 445, Page 368, wherein said premises are bounded and described as follows, to wit:

MAINE REAL ESTATE TRANSFER TAX PAID

> "Beginning at the Northeasterly corner of the premises, at the shore of Torrey's Pond, so-called, on land formerly of Geo. W. Spofford, deceased, thence by said Spofford's land, South 4° degrees West, one hundred and seventy four rods to land of the heirs of the late A. C. Gordon; thence by said Gordon's land, North 85 degrees West, twenty rods to land formerly of the late B. G. Barbour; thence by land of said Barbour, North 4 degrees East, one hundred and sixty rods to the shore of said Torrey's Pond; thence by the shore of said Pond, Easterly, to the bound begun at, containing Twenty Acres, more or less."

The premises hereinabove described and conveyed may also be described in accordance with a survey and plan entitled "Property Surveyed for Joseph Braunhut, Deer Isle, Maine," by Richard A. Buxton, R.L.S. No. 167, dated September 1987, as follows:

SAMPLE COPY

Beginning at a drill hole in a rock at the waters edge of Torrey's Pond, so-called, at the most northwesterly corner of the lot herein described and conveyed; thence South six degrees fifty-nine minutes West (S. 6° 59' W.), generally following an old marked and painted line along the easterly line of land of Barter Lumber Company, to an iron pipe at the most southwesterly corner of the lot herein described and conveyed, said iron pipe bearing South eighty degrees fifty-two minutes East (S. 80° 52' E.), six hundred two (602) feet, more or less, from a spruce tree banded with red paint, on line of land formerly conveyed to Frederick P. Spofford by deed of Nathan Low and Hannah E. Low, dated February 28, 1863, and recorded in said Registry of Deeds in Book 135, Page 506; thence South eighty degrees fifty-two minutes East (S. 80° 52' E.), generally following an old marked and painted line along the northerly line of other land of Barter Lumber Company, three hundred thirty (330) feet to an iron pipe at the most southeasterly corner of the lot herein described and conveyed; thence North six degrees fifty-nine minutes East (N. 6° 59' E.), along the westerly line of other land of Barter Lumber Company, one thousand two hundred forty-one and eighty-nine hundredths (1,241.89) feet to a depression in a large flat rock; thence continuing the same course, North six degrees fifty-nine minutes East (N. 6° 59' E.), along said westerly line of other land of Barter Lumber Company, one thousand sixty-eight and thirteen hundredths (1,068.13) feet, passing through an old marked white birch tree, to an iron rod on the bank of the shore of Torrey's Pond; thence continuing the same course, North six degrees fifty-nine minutes East (N. 6° 59' E.) to the waters edge of Torrey's Pond; thence in a generally westerly direction along the waters edge of Torrey's Pond, to a point bearing North six degrees fifty-nine minutes E. (N. 6° 59' E.) from the point of beginning; thence South six degrees fifty-nine minutes West (S. 6° 59' W.) to the point of beginning; containing seventeen and twenty hundredths (17.20) acres, more or less.

Also, a certain lot or parcel of land, situated in said Deer Isle, as conveyed to Mary E. Haskell by deed of Crockett E. Dow, dated December 16, 1904, and recorded in said Registry of Deeds in Book 414, Page 343, wherein said premises are bounded and described as follows, to wit:

"Beginning at a fir tree, near the heath and near Torrey's Pond, so called, and joining land lately occupied by Wm. Merrill; thence by said land, North fifty two (52) rods to a marked tree, to land lately occupied by Thomas F. Low; thence West by said Low's land seventeen (17) rods to a marked tree; thence

HANCOCK COUNTY

South by land of the late J.P. Johnson, forty (40) rods, to a marked tree; thence North Easterly to a fir tree and bound begun at, containing four acres and one hundred and forty two rods."

Meaning and intending to convey the same premises conveyed to Byron C. Haskell and Myrtle Z. Haskell, as joint tenants, by deed of Byron C. Haskell, dated March 27, 1972, and recorded in said Registry of Deeds in Book 1138, Page 578; the said Byron C. Haskell having deceased intestate December 27, 1986, leaving the said Myrtle Z. Haskell as surviving joint tenant.

Further reference may be had to the proceedings under the Estate of the late Mary E. Haskell, deceased intestate May 22, 1951, as filed with the records of the Hancock County, Maine Probate Court under Docket #18372, and to the conveyance to Byron C. Haskell by deed of Horace J. Haskell, et al., dated March 3, 1955, and recorded in said Registry of Deeds in Book 769, Page 285, whereunder the Grantors and Grantee were recited as all of the heirs at law of the said Mary E. Haskell.

Together with and appurtenant to the premises hereinabove described and conveyed, and to each and every part thereof, a right of way, for all purposes of a way, including the installation and maintenance of utility poles and lines, in common with others of record entitled thereto, their heirs and assigns, over and across the Reach Woods Road, so-called, which extends from the Dump Road, so-called, and continues in an easterly direction to the Reach Road, so-called; further

EXAMPLE COPY

reference being had to Easement Agreements by and between Harry R. Tulley, Jr., et al., and the said Myrtle Z. Haskell, and by and between Claire Knight, et al., and the said Myrtle Z. Haskell, and to Easement granted to Claire Knight, et al., by Dr. William B. Platt, and to Easement granted to the said Myrtle Z. Haskell by the Inhabitants of the Town of Deer Isle, all of recent date, to be recorded in the Hancock County, Maine, Registry of Deeds.

WITNESS my hand and seal this 21st day of June, 1988.

Myrtle Z. Haskell
MYRTLE Z. HASKELL

STATE OF MAINE
HANCOCK, SS. June 21, 1988

Then personally appeared the above-named MYRTLE Z. HASKELL, and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Rebecca J Bestrice
Notary Public
REBECCA J BESTRICE, Notary Public
My Commission Expires Feb 18, 1994

HANCOCK, SS. REC'D JUN 27 1988 AT 9-H-MA M

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