

81495

QUITCLAIM DEED
With Covenant

Know all Men by these Presents,

That JOHN C. BECK, of Mount Kisco, County of Westchester and State of New York, in consideration of One Dollar (\$1.00) and other good and valuable considerations, paid by ROBERT CHILDRESS BECK, WILLIAM FISKE BECK, SUSANNE BOLTON BECK, CHRISTOPHER MCKAY BECK, and EDWIN WELLS BECK, of said Mount Kisco, whose mailing address is Box 160, RFD 4, Croton Lake Road, Mount Kisco, New York 10549, the receipt whereof I do hereby acknowledge, do hereby remise, release, bargain, sell and convey, and forever quitclaim unto the said Robert Childress Beck, William Fiske Beck, Susanne Bolton Beck, Christopher McKay Beck, and Edwin Wells Beck, as tenants in common, their heirs and assigns forever, the following described real estate and interests in real estate in Harpswell, County of Cumberland and State of Maine:

A certain parcel of land with the buildings thereon situated at the southerly end of Pinkham Point in the Town of Harpswell, County of Cumberland, and State of Maine bounded and described as follows:

Beginning at a 5/8" iron rod set approximately 45 feet southerly of the southwest corner of the tennis court on the remaining land of the grantor, which rod is situated S 24° 04' 00" W a distance of 341.28 feet from the end metal fence post on the westerly portion of the northerly line of the land of the grantor approximately six feet from the mean high water line of Card Cove, which post is shown on "Standard Boundary Survey of Pole Island Subdivision Quahog Bay Harpswell, Maine November 11, 1986 for Paul H. Clark by Brian Smith Surveying Inc." recorded at the Cumberland County Registry of Deeds in Plan Book 159 Page 55;

Thence, S 63° 00' 20" E by the remaining land of the grantor 62.20 feet to a 5/8" iron rod set;

Thence, S 63° 00' 20" E by the remaining land of the grantor 199.96 feet to a 5/8" iron rod set, which iron is situated S 33° 10' 00" W a distance of 327.90 feet from the end metal fence post on the easterly portion of the northerly line of the land of the grantor approximately one foot from the mean high water line of Quahog Bay, which post is shown on the above referenced plan;

Thence, S 63° 00' 20" E by the remaining land of the grantor 3 feet, more or less, to Quahog Bay;

Thence, around the end of Pinkham Point as shown on the above referenced plan in a general southerly and westerly direction by Quahog Bay and in a general westerly and northerly direction by Card Cove to the westerly extension of the first course described above as by the remaining land of the grantor;

Thence, S 63° 00' 20" E by the remaining land of the grantor 45 feet, more or less, to the point of beginning.

Said parcel contains 2.49 acres, more or less.

Also conveying a right of way and easement thirty (30) feet in width for ingress and egress by foot and vehicle and for all utilities, the centerline of which is described as follows:

Commencing at the end fence post at Card Cove as described above;

Thence, N 71° 22' E by the fence and the northerly line of the grantor 39.65 feet;

Thence, S 49° 30' E by the fence and the northerly line of the grantor 25.02 feet to the point of beginning of the centerline of this right of way;

Thence, the following courses across the remaining land of the grantor along the centerline of this right of way:

S 20° 15' W a distance of 40.36 feet;
S 01° 00' W a distance of 50.00 feet;
S 04° 45' E a distance of 52.21 feet;
S 23° 30' W a distance of 43.69 feet;
S 30° 00' W a distance of 59.00 feet;
S 41° 30' W a distance of 74.00 feet;
S 10° 15' W a distance of 62.40 feet to a point on the northerly line of the above described parcel, which point is situated S 63° 00' 20" E a distance of 87.76 feet from the iron rod at the point of beginning of the above described parcel of land containing 2.49 acres, more or less.

All bearings are magnetic 1986 as based on the fence posts found as shown on the above referenced plan. This description is the result of a survey by Owen Haskell, Inc.

Excepting and reserving to the grantor the right in common with the grantees herein to use the dock and boat launching area on the premises herein conveyed.

Also conveying the rights of way and easements, in common with the grantor herein and others, described in deeds from D. Jonathan Kamen and Angela W. Kamen dated August 3, 1987 and October 19, 1987, recorded in Cumberland County Registry of Deeds in Book 7941, Page 39 and in Book 8067, Page 264, to which reference is hereby made.

Being subject to covenants and restrictions contained in deeds from D. Jonathan Kamen and Angela W. Kamen dated August 3, 1987 and October 19, 1987, recorded in Cumberland County Registry of Deeds in Book 7941, Page 39, and in Book 8067, Page 264, to which reference is hereby made.

Being a portion of the premises conveyed to the said John C. Beck by D. Jonathan Kamen and Angela W. Kamen by said deeds dated August 3, 1987 and October 19, 1987, recorded in said Registry of Deeds in Book 7941, page 39, and in Book 8067, Page 264.

To have and to hold the same, together with all the privileges and appurtenances thereunto belonging, to the said Robert Childress Beck, William Fiske Beck, Susanne Bolton Beck, Christopher McKay Beck, and Edwin Wells Beck, as tenants in common, their heirs and assigns forever.

And I do covenant with the said Grantees, their heirs and assigns, that I shall and will warrant and defend the premises to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under me.

In Witness Whereof, I, the said John C. Beck and Mary F. Beck, wife of the said John C. Beck, joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this 29th day of the month of December, A.D. 1992.

Signed, Sealed and Delivered
in presence of

Cynthia N. Barrett

[Signature]
John C. Beck

Mary F. Beck
Mary F. Beck

State of New York, County of Westchester, ss. December 29, 1992

Then personally appeared the above named John C. Beck ~~and Mary F. Beck~~ and acknowledged the foregoing instrument to be their free act and deed. JMG

Before me,

Josephine M. Godino
Notary Public

Name: JOSEPHINE M. GODINO

JOSEPHINE M. GODINO
Notary Public, State of New York
No. 41-4981793
Qualified in Queens County
Commission Expires May 20, 1993

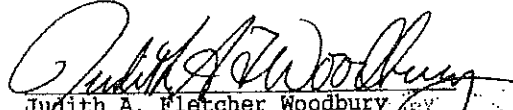
SEAL

State of Maine
Cumberland, ss.

December 30, 1992

Then personally appeared the above-named, Mary F. Beck, and
acknowledged the foregoing instrument to be her free act and
deed.

Before me,


Judith A. Fletcher Woodbury
Notary Public

JUDITH A. F. WOODBURY
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES OCTOBER 31, 1999



Recorded
Cumberland County
Registry of Deeds
12/31/92 09:51:00AM
Robert P. Titcomb
Register