

QUIT CLAIM WITH COVENANT DEED

KNOW ALL MEN BY THESE PRESENTS, That I, John C. Beck of Mount Kisco, in the County of Westchester and State of New York

in consideration of one dollar and other good and valuable consideration paid by Mary F. Beck of Brunswick, in the County of Cumberland and State of Maine, the receipt whereof I do hereby acknowledge,

do hereby **REMISE, RELEASE, BARGAIN SELL AND CONVEY** and forever **QUIT-CLAIM** unto the said Mary F. Beck, her heirs and assigns forever,

A certain lot or parcel of land situated in Harpswell, in the County Cumberland and State of Maine, on Pinkham Point, bounded and described as follows:

BEGINNING at an end metal fence post six (6) feet from the high water line of the westerly shore of Pinkham Point in Card Cove, said fence post marking the southwesterly corner of a lot depicted as "Area Common to Owners of Lot 1-6" on a plan of POLE ISLAND SUBDIVISION, dated November 11, 1986 by Brian Smith Surveying Inc. as recorded in the Cumberland County Registry of Deeds in Plan Book 159, Page 55; thence northwesterly six (6) feet to the high water mark of Card Cove; thence southerly, easterly and northerly along the high water mark and retaining walls of Pinkham Point to a point at the high water line of the easterly shore of Pinkham Point on Quahog Bay, said point being twenty-five (25) feet south of an end metal fence post one (1) foot from the high water line of the easterly shore of Pinkham Point marking the southeasterly corner of land now or formerly of Richard A. Webber and Linda L. Webber; thence N 49° 30' W three hundred (300) feet, more or less, to a point in a chain link fence in the southerly boundary of the said "Area Common to Owners of Lots 1-6" on said POLE ISLAND SUBDIVISION plan; thence S 71° 22' W thirty-nine and sixty-five hundredths (39.65) feet to an end metal fence post six (6) feet from the high water line of the westerly shore of Pinkham Point in Card Cove and the place of beginning. Together with any and all shores, flats, beaches, bars, ledges or islands to the low water mark or which may be exposed at low tide contained within extension of the northerly sideline of said lot, to whatever extent the Grantor herein may have the right to convey the same. Containing 4.94 acres, more or less,

The above described premises are depicted as "Other Land of Paul H. Clark (Owner/Developer) PINKHAM POINT" on an insert on said survey plan of POLE ISLAND SUBDIVISION dated November 11, 1986 by Brian Smith Surveying Inc. as recorded in the Cumberland County Registry of Deeds in Plan Book 159, at Page 55.

Also conveying a right of way and easement in common with others, one rod in width, for travel by vehicles and/or pedestrians and for the purpose of erecting, maintaining, operating and replacing a pole and wire line for electricity and telephone, leading from the town road at Pinkham Point over the route as now travelled in a general southerly direction two hundred (200) feet, more or less, to the lot labeled "Area Common to Owners of Lots 1-6" as shown on the insert of the POLE ISLAND SUBDIVISION plan recorded in Plan Book 159, at Page 55.

Further granting and conveying a right of way 30 feet in width as measured 15 feet either side of the centerline of the existing travelled way from the "Gate Posts" of the lot labeled "Area Common to Owners of Lots 1-6" as shown on the insert of the said POLE ISLAND SUBDIVISION plan to the lot herein conveyed. The purpose of this right of way is to provide access by foot or by vehicles and for the placement of utilities, but shall be limited to the use for a maximum of two house lots on the Point.

Together with the benefit for all and every part of the granted premises of the restriction that a 25 foot wide strip of other land adjoining the granted premises and described below shall be limited as follows:

Said 25 foot wide area, being part of said "Area Common to Owners of Lots 1-6" as shown on the insert of said survey plan dated November 11, 1986 (as so recorded in Plan Book 159 at Page 55), will be retained as a part of said common area; any utility lines run therein will be underground with the surface restored, after any such installation and repair, to its natural condition as fully as reasonably practicable; and any travel thereover, to reach the

waters of Quahog Bay, will be only occasional and intermittent, for the limited purpose of moving materials and/or persons to and from Pole Island, as shown on said plan, with the normal and usual method for transport of such persons and materials being from the ramp and float extending into Card Cove from the westerly or northwesterly portion of said "Area Common to Owners of Lots 1-6".

Said 25 foot wide strip is that area of land, as shown on the insert on said survey plan, which lies northeasterly of the property boundary line so shown measuring 300 feet, more or less, and running N 49°-30' W, and occupying the area between said 300 foot long boundary line and the "chain link fence" as shown on said survey plan insert.

Said restriction shall run with the land, benefiting the premises hereby conveyed, until December 31, 2036, when it shall automatically terminate and expire.

The above described premises are conveyed subject to the following covenants and restrictions to run with the title to the land hereby conveyed until the 31st day of December, 2036, when said covenants and restrictions shall automatically terminate:

- 1. This property may not be subdivided into more than two (2) lots.
- 2. This property shall be utilized for residential purposes exclusively and no commercial activity shall take place thereon.

Being the same premises conveyed to the Grantor herein by deeds of D. Jonathan Kamen and Angela W. Kamen, dated August 3, 1987 and October 19, 1987 and recorded in the Cumberland County Registry of Deeds in Book 7941, at Page 39 and in Book 8067, at Page 264.

EXCEPTING from the above that property conveyed by John C. Beck to Robert Childress Beck, et als by deed recorded in the Cumberland County Registry of Deeds in Book 10489, at Page 89. Also conveying Grantor's right to use the dock and boat launching area on said excepted property as set forth in said deed recorded in Book 10489, at Page 89.

THE PROPERTY CONVEYED HEREIN IS SUBJECT to a right of way and easement thirty (30) feet in width described in the said deed from the Grantor to Robert Childress Beck, et als, recorded in said Registry in Book 10489, at Page 89.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging, to the said Mary F. Beck, her heirs and assigns, to her and their use and behoof forever.

AND I do COVENANT with the said Grantee, her heirs and assigns, that I will WARRANT AND DEFEND the premises to the said Grantee, her 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, have hereunto set my hands and seals this 23rd day of November, 1999.

In the Presence Of
Arthur A. Horvath
Witness

John C. Beck
John C. Beck

STATE OF NEW YORK, County of ss. 11/23, 1999

Then personally appeared the above named John C. Beck and acknowledged the foregoing instrument to be his free act and deed. Before me,

Anne M. Soltis Notary Public
Name: Attorney at Law
My Comm. Expires:

RECEIVED
RECORDED REGISTRY OF DEED:

2000 JAN -6 AM 9: 28

CUMBERLAND COUNTY
John B. Coburn

ANNE M. SOLTIS
NOTARY PUBLIC, State of New York
No. 4872872
Qualified in Putnam County
Commission Expires April 6, 2001