

0
4
5
6
7
8
9
Tx:4100331

WARRANTY DEED

Marcia Spiegel, having a mailing address of 1624 Pennypack Road, Huntingdon Valley, Pennsylvania 19006 and **Michael P. Harwood**, having a mailing address of 325 Martin Stream Road, Fairfield, Maine 04937, for consideration paid, grant and convey to **Amy Neff** of Warrington, Bucks County, State of Pennsylvania, with a mailing address of 1318 Palomino Drive, Warrington, PA 18976, with WARRANTY COVENANTS, a certain lot or parcel of land located in the Town of Sedgwick, County of Hancock and State of Maine, being more particularly described as follows:

A certain lot or parcel of land, with the improvements thereon, situate on Eggmoggin Reach and the southerly sideline of Silver Mine Road in the Town of Sedgwick, County of Hancock, State of Maine being more particularly described as follows:

Beginning at a 1" diameter iron rod found on the southerly sideline of said Silver Mine Road, said iron rod being located S 83° 19' 15" W, a distance of 232.64 feet from a granite monument found at the intersection of the southerly sideline of said Silver Mine Road with the westerly sideline of Byards Point Road (a.k.a. Route 15) as described in a deed from the Deer Isle - Sedgwick Bridge District to Elizabeth Gray dated December 17, 1938 recorded in Volume 666, Page 393;

Thence S 18° 39' 50" W, a distance of 348.54 feet to an iron rod set;

Thence S 10° 02' 28" E, a distance of 71.89 feet to a granite monument found;

Thence N 73° 53' 55" E, a distance of 136.80 feet to a 1" diameter iron rod found on the westerly sideline of said Byards Point Road;

Thence S 26° 58' 59" W by and along the westerly sideline of said Byards Point Road, a distance of 542.61 feet to an iron rod set;

Thence continuing S 26° 58' 59" W by and along the westerly sideline of said Byards Point Road, a distance of 54 feet, more or less, to the highwater mark of Eggmoggin Reach;

Thence in a westerly direction, by and along the highwater mark of said Eggmoggin Reach, a distance of 535 feet, more or less, to the easterly line of lands now or formerly of Diana Logan Ott Wilder and Amy Austin Ott Alexander described as Lot 9 of Hagerthy and Sargent's Subdivision of the Byard's Point Property dated January 25, 1909 recorded in Plan Book 3, Page 54, in a deed from Lambert B. Ott dated August 13, 2009 recorded in Volume 5281, Page 213;

Thence N 20° 40' 17" E by and along the easterly line of said lands of Wilder and Alexander, a distance of 61 feet, more or less, to an iron rod set said iron rod being located N 83° 27' 45" W, a tie distance of 474.12 feet from the last mentioned iron rod set;

Thence continuing N 20° 40' 17" E by and along the easterly line of said lands of Wilder and Alexander, a distance of 511.13 feet to a #6 rebar found at the southeasterly corner of lands now or formerly of Dorance Sexton, Jr. and Patricia H. Sexton described as the Second Parcel in a deed from Asbego Company dated May 24, 2007 recorded in Volume 4768, Page 165;

Thence N 29° 48' 37" E by and along the easterly line of said lands of Dorance Sexton, Jr. and Patricia H. Sexton, a distance of 76.69 feet to a #6 rebar found;

Thence N 81° 30' 56" W by and along the easterly line of said lands of Dorance Sexton, Jr. and Patricia H. Sexton, a distance of 59.71 feet to a #6 rebar found;

Thence N 13° 36' 04" E by and along the easterly line of said lands of Dorance Sexton, Jr. and Patricia H. Sexton, a distance of 467.62 feet to an iron rod set on the southerly sideline of said Silver Mine Road, said iron rod being located S 62° 34' 55" E, a distance of 132.10 feet from a 1" diameter iron rod found at the intersection of said southerly sideline of Silver Mine Road with the westerly sideline of Beach Road, so called;

Thence S 62° 34' 55" E by and along the southerly sideline of said Silver Mine Road, a distance of 467.89 feet to the point of beginning;

Containing 10.79 acres, more or less.

Together with all right title and interest the grantor may have in and to the land located adjacent to the parcel described herein and between the high and low water mark of said Eggmoggin Reach.

Bearings are oriented to Grid North of the Maine State Coordinate System, East Zone, NAD83 (2011).

Iron rods set are capped, #6 rebar stamped "Plisga & Day PLS 2361".

Documents referenced herein are recorded in the Hancock County Registry of Deeds.

EXCEPTING AND RESERVING to the Grantors, their heirs and assigns, the right, in common with the Grantee, her heirs and assigns, the right, as appurtenant to the retained land of the Grantors, to access and reasonable use of the shorefront area of the granted premises, together with an easement over the granted premises, twenty (20) feet in width, running from southerly boundary of the retained premises in a southwesterly direction following the existing path to the existing stairway and to the shore, such easement to be used for non-commercial access.

For purposes of the shore access and use by Grantor and Grantee, "reasonable use" shall mean the following:

1. No motorized vehicles including so-called off-road vehicles may use the access path or the shorefront except for the limited purpose of transporting kayaks, small boats, paddle boards and similar recreational equipment to and from the shore area;

2. No open fires shall be permitted;
3. Any party using the shorefront shall be responsible for removal of all trash and debris resulting from use;
4. the shorefront area shall be for private non-commercial use and recreation and no large gatherings or parties are allowed.
5. The easement shall include the current stairs to the beach, which the parties agree to reasonably maintain, equally sharing the cost of such maintenance.
6. No docks, piers or wharfs shall be permitted without the written consent of the other party, which consent shall not be unreasonably withheld and provided that such dock, pier or wharf shall not exceed 25 feet into the water at normal low tide and shall not be used for any commercial activities.
7. Grantee, her heirs and assigns may have use in common with Grantor, her heirs and assigns, of the easement, and additionally Grantee may use the easement for purposes necessary to comply with any management plan adopted pursuant to the Maine Tree Growth Tax law. By accepting this deed, grantee, for herself, her heirs and assigns accepts the restrictions and uses set forth herein and agrees that they shall touch, concern and run with the land, and are binding on the grantee, her heirs and assigns.

Meaning and intending and hereby conveying a portion of the premises described in the deed from Michael P. Harwood, Marcia Spiegel and David A. Harwood to Marcia Spiegel and Michael P. Harwood, dated August 6, 2009 and recorded in Book 5329, Page 292 in the Hancock County Registry of Deeds.

Granting also to the Grantees herein, their heirs and assigns forever, all rights, privileges, appurtenances and easements belonging to the granted estate as intended by Title 33 M.R.S.A. §773.

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., Sec. 558.

SUBJECT to restrictions set forth in deed from Rufus E. Hagerthy and Henry W. Sargent to Elizabeth F. Gray dated February 7, 1912 and recorded in Book 488, Page 75 of the Hancock County, Maine, Registry of Deeds:

All the foregoing premises herein described as conveyed are so conveyed subject to the following restrictions (as restrictions and not as conditions subsequent) that no mining operations for metals, or ores, nor quarrying operations for stone shall ever be carried on upon the premises herein described as conveyed.

WITNESS our hands and seals this 9 day of October, 2019.

WITNESS:

Marcia Spiegel
Marcia Spiegel
Michael P. Harwood
Michael P. Harwood

STATE OF MAINE

COUNTY OF HANCOCK, ss

October 9th, 2019

Then personally appeared the above-named Marcia Spiegel and Michael P. Harwood and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Alison King
Notary Public/Attorney at Law

Commission Expires:

Printed Name: Alison King

HANCOCK COUNTY

④ Ret/
Acadia Law
Group